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Doc#. 2310129095 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/11/2023 10:12 AM Pg: 1 of 3

Dec ID 20230401693138

### SPECIAL WARRANTY DEED

This Instrument Frequeed By: BENJAMIN PLISKIE, FSO o/b/o BC LAW FIRM, P.A. 15730 W NATIONAL AVE NEW BERLIN, WI 53151

Illinois Real Estate Transfer Tax: 17 is deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-4/(e) 4/1/23

THE INDENTURE made on 14 day of March , 20 23 , by and between CSMA

THIS INDENTURE, made on 14 day of March , 20 23 , by and between Costant BLT, LLC, A DELAWARE LIMITED LIAB (L)TY COMPANY, duly authorized to transact business in the STATE of Illinois, party of the first part, and Costant SFR HOLDINGS II-LSE, LLC, a Delaware limited liability company, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it's assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

### SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 12 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 12 IN BLOCK 24 IN FLOSSMOOR TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1928 AS DOCUMENT NUMBER 10130789, IN COOK COUNTY, ILLINOIS.

APN: 28-34-404-020-0000

Property Address: 18024 CRAWFORD AVENUE, COUNTRY CLUB HILLS, IL 60478

This instrument was prepared without the benefit of a title examination.

Being the same premises conveyed to CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, from BLTREJV3 Chicago LLC by Deed dated 7/28/2015 and recorded on 9/29/2015, as Instrument No., 1527245032, in the COOK County records, State of IL.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.



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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed,

It would be so no to be signed to these nu	resents by its Agent, the day and year first above written.
and has caused its name to be signed to these pr	
10	CSMA BLT, LLC, A DELAWARE LIMITED
Q <sub>A</sub>	LIABILITY COMPANY
	By: (/) WC
	Name: Leigh Monteith
	Table Ceight Workship
′ ∩	Title: Authorized Signatory
STATE OF Georgia	
). S	3.5
COUNTY OF <u>Cobb</u> )	0/
COUNTY OF COUNTY	T
O I . I . I Same man managements or	opearedeich Monteith, Authorized Signatory
On this date, before the personally ap	known to be an person who executed the foregoing instrument on
, DEIOUE INC	LIMITED LIAPILITY COMPANY and acknowledged that he/she
behalf of CSMA BLI, LLC, A DELAWARE	ENTITIES BIANTATI COMMITTEE
executed the same as his/her free act and deed.	'/)x
	Land affined my official seal in the State of
In Witness Whereof, I have hereunto	set my hand and affixed my official seal in the State of
aforesaid, this Made day of March 2023	<u></u> ·
ſ	
	1345 re Alvelle Vin -
	Notary Public 0.17 2024
	My term Expires: 9.17.2024
Recordation Requested By/Return to:	Send Tax Notices to:
OS NATIONAL	CSMA SFR HOLDINGS II-LSE, LLC
3097 SATELLITE BLVD, STE 200	1850 PARKWAY PLACE, STE 900
DULUTH, GA 30097	MARJETTA, GA 30067
File No. TRS39	
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	EXPIRES IM
	[ [ GEORGIA ] ]

2310129095 Page: 3 of 3

Leigh Monteith

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#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

W. Il uh

Dated Mw J- yM , 2023	Leigh Monteith
Dated	Authorized
100	Signatura: OM Individual
	Signature NOELLA Grantor or Agent
	Grantor or Agent
Subscribed and sworn to before the	S: EXPIRES \Miles
By the said Lun Montain	GEORGIA September 17, 2024
This in day of March 2023	
Notary Public Johns McWaller	Mary Control of the C
	THE TON COUNTRY
The grantee or his agent affirms and verifies th	the name of the grantee shown on the deed or
assignment of beneficial interest in a land trust	s either a natural person, an Illinois corporation or
foreign corporation authorized to do business or	acquire and hold title to real estate in Illinois, a
partnership authorized to do business or acquire a	nd held title to real estate in Illinois or other entity
recognized as a person and authorized to do busine	ss or acquire title to real estate under the laws of the
State of Illinois.	
Date March 14th , 207	Leigh Monteith
	Authorized
S	ignature: Individual
S	Grante or Agent
	annumman, and a second
Subscribed and sworn to before me	LULUE MOLECA OFFILE
By the said Least Marketh	S. C.
This day of angel , 20.23	STORES M
	GEORGIA
Notary Public find well & al D	September 17, 2024
	PUBLIC A Charter of a Charter chall
Note: Any person who knowingly submits a false	statement concerning the identity of a Grantee shall
be guilty of a Class C misdemeanor for the first of	ffense and of medicas A misdemeanor for subsequent
offenses.	

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)