

UNOFFICIAL COPY

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 Prepared By:
BENJAMIN PLISKIE, CEO
o/b/o BC LAW FIRM, P.A.
15730 W NATIONAL AVE
NEW BERLIN, WI 53151

Illinois Real Estate Transfer Tax: This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e) 4/11/23

THIS INDENTURE, made on 14 day of March, 2023, by and between **CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, duly authorized to transact business in the STATE of Illinois, party of the first part, and **CSMA 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.



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP

18024 Crawford Ave
4/11/23 Jc

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STATEMENT BY GRANTOR AND GRANTEE

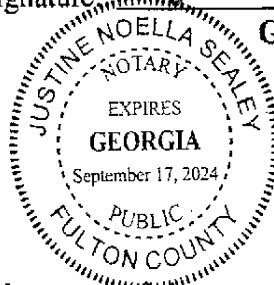
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

Dated March 4th, 2023

Leigh Monteith
Authorized
Individual

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Leigh Monteith
This 4th day of March, 2023
Notary Public [Signature]



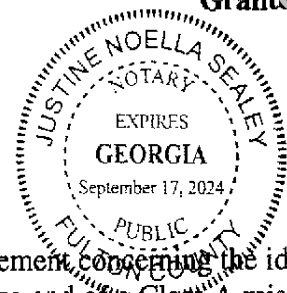
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date March 4th, 2023

Leigh Monteith
Authorized
Individual

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Leigh Monteith
This 4th day of March, 2023
Notary Public [Signature]



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 offense and of a Class 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.)