



This Instrument was prepared by:

Krusha Evans  
Pangea Properties  
549 W Randolph Street, 2<sup>nd</sup> Floor  
Chicago, Illinois 60661

Doc# 2310957024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

After recording, mail to:

DATE: 04/19/2023 02:30 PM PG: 1 OF 4

Jeffrey Levitin, Esq.  
Levitin & Associates, P.C.  
777 Chestnut Ridge Road  
Suite 300  
Chestnut Ridge, New York 10977

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made effective as of the 8<sup>th</sup> day of December, 2022 by **PP P8 2, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is 549 West Randolph Street, 2<sup>nd</sup> Floor, Chicago, Illinois 60661, in favor of **SOUTH 13 PORTFOLIO LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 777 Chestnut Ridge Road, Suite 301, Chestnut Ridge, New York 10977.

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in Cook County, Illinois, described on **Exhibit A** (the "**Property**"):

Subject however, to the permitted exceptions set forth on **Exhibit B** and by this reference incorporated herein (collectively, the "**Permitted Exceptions**").

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

**TO HAVE AND TO HOLD** the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.



# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

PP P8 2, LLC, an Illinois limited liability company

By: [Signature]  
Name: Peter Martay  
Its: Authorized Signatory

STATE OF ILLINOIS )  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February 2023, by Peter Martay, as Authorized Signatory of Grantor. He is personally known to me or has produced a driver's license as identification.



[Signature]  
Notary Public  
Print Name: KRUSHA EVANS  
Serial No. (if any): \_\_\_\_\_

Send future tax bills to:

SOUTH 13 PORTFOLIO LLC  
777 Chestnut Ridge Road, Suite 301  
Chestnut Ridge, New York 10977

REAL ESTATE TRANSFER TAX  
64991 MM  
4/13/23  
Calumet City • City of Homes \$ 2196

REAL ESTATE TRANSFER TAX  
64990 MM  
4/13/23  
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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS G AND H IN FREELAND SQUARE, A SUBDIVISION DESCRIBED AS BEING THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SECTION 8, AFORESAID, WHICH IS 214.5 FEET SOUTH OF THE SOUTHWEST CORNER OF FREITAG'S 2<sup>ND</sup> SUBDIVISION, A PART OF SECTION 8, AFORESAID AND RUNNING THENCE SOUTH 63 DEGREES EAST, 276.5 FEET; THENCE SOUTH 27 DEGREES WEST, 191 FEET; THENCE NORTH 63 DEGREES WEST, 179.5 FEET; THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 30-08-113-030-0000

Address: 634 Sibley Boulevard, Calumet City, Illinois 60409

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. The lien for real property taxes and any special assessments which, as of the date of the deed, are not yet due and payable;
2. Liens, exceptions or restrictions or other matters caused or created by Grantee, its affiliates, agents, employees or contractors;
3. Any state of facts which would be shown on an accurate survey;
4. Leases and tenancies thereunder, parties in possession, and any state of facts which a personal inspection of the Property on the date of the deed would disclose;
5. Laws, regulations, ordinances, building restrictions (including, without limitation, zoning regulations), and any violations thereof; and
6. All matters of record, including, without limitation those matters set forth in Schedule B-II of title Commitment Number IL-052 issued by Meister Abstract Corp., as issuing agent for Stewart Title Guaranty Company.