

UNOFFICIAL COPY

Acquest Title Services, LLC
2800 W. Higgins Rd. # 180
Hoffman Estates, IL 60169

After Recording, Return To:

TAX BILLS TO:

TF Portfolio I LLC

635 North Dearborn Street, #702
Chicago, Illinois 60654

This Instrument Prepared By:

James V. Inendino, Esq.
Roetzel & Andress, LPA
30 N. LaSalle St., Ste. 2800
Chicago, Illinois 60602

Acquest Title Services, LLC

2022090014A



2312322025

Doc# 2312322025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2023 12:53 PM PG: 1 OF 6

Above space for recording purposes

SPECIAL WARRANTY DEED

The **MUSA TADROS FAMILY LIMITED PARTNERSHIP**, an Illinois limited partnership company ("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 to the undersigned by **TF PORTFOLIO I LLC**, an Illinois limited liability company ("Grantee"), whose mailing address is 635 North Dearborn Street, #702, Chicago, Illinois 60654, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in **Exhibit 1** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures, situated thereon, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described property (collectively, the "Property"); subject, however, to those matters described in **Exhibit 2** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns forever. and Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and 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 FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, though, or under Grantor but not otherwise.

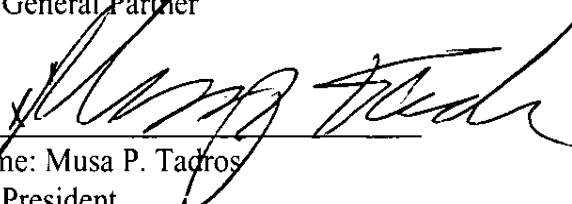
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EXECUTED as of the 21st day of November 2022.

GRANTOR:

**MUSA TADROS FAMILY
LIMITED PARTNERSHIP,**
an Illinois limited partnership

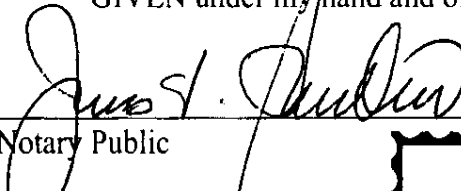
By: **CROWN COMMERCIAL REAL
ESTATE AND DEVELOPMENT, INC.,**
an Illinois corporation
Its: General Partner

By: 
Name: Musa P. Tadros
Its: President

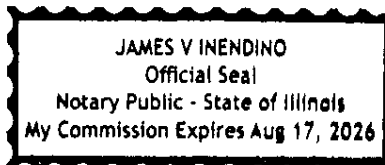
STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **MUSA P. TADROS**, the President of **CROWN COMMERCIAL REAL ESTATE AND DEVELOPMENT, INC.**, an Illinois corporation, the General Partner of **MUSA TADROS FAMILY LIMITED PARTNERSHIP**, an Illinois limited partnership, appeared before me this day in person and acknowledged that said person signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited partnership, for the use and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of November 2022.



Notary Public
(SEAL)



My Commission Expires _____

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EXHIBIT 1

LEGAL DESCRIPTION

LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, AND 31 IN BLOCK 1 IN E. STANWOOD'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 11438 South Michigan Avenue, Chicago, IL 60628

PINs: 25-22-118-013-0000; 25-22-118-014-0000; 25-22-118-015-0000

25-22-118-016-0000; 25-22-118-017-0000; 25-22-118-018-0000

Property of Cook County Clerk's Office

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EXHIBIT 2

Permitted Exceptions

1. REAL ESTATE TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.
2. ACTS DONE, SUFFERED BY OR THROUGH GRANTEE.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
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118 N. CLARK ST. ROOM 120
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-May-2023



CHICAGO:

12,750.00

CTA:

5,100.00

TOTAL:

17,850.00 *

25-22-118-013-0000 | 20221101695739 | 0-837-862-096

* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-May-2023



| | |
|------------------|----------|
| COUNTY: | 850.00 |
| ILLINOIS: | 1,700.00 |
| TOTAL: | 2,550.00 |

25-22-118-013-0000

20221101695739

0-487-506-640