

UNOFFICIAL COPY

Doc#. 2325525116 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 02:15 PM Pg: 1 of 4

Dec ID 20230901621489

Recordation Requested By/Return to:

OSNATIONAL, LLC
STACY MARTIN
3097 SATELLITE BLVD, BLDG 700, STE 400
DULUTH, GA 30097
File No. TRS-41-18

Send Tax Notices to:

CSMA SFR HOLDINGS II-LSE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1850 PARKWAY PLACE, SUITE 900
MARIETTA, GA 30067

SPECIAL WARRANTY DEED

This Instrument Prepared By:

THOMAS ALLGOOD, ESQ.
o/b/o BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713

THIS INDENTURE made on 29th day of August, 2023, by and between **FKH SFR C1, L.P., A DELAWARE LIMITED PARTNERSHIP (F/K/A CERBERUS SFR HOLDINGS II, L.P.)**, 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 55 IN J.E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS RESUBDIVISION OF LOTS 22 TO 75 INCLUSIVE, LOTS 104 TO 132 INCLUSIVE, LOTS 157 TO 186 INCLUSIVE AND LOTS 208 TO 223 INCLUSIVE TOGETHER WITH VACATED STREETS IN J E MERRION'S COUNTRY CLUB HILLS 6TH ADDITION SUBDIVISION OF PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1 of 3



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP

3706 168th St
9.8.23

UNOFFICIAL COPY

APN: 28-26-105-055-0000

Property Address: 3706 168TH STREET, COUNTRY CLUB HILLS, IL 60478

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

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.

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.


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). Initial and Date: LM 8/24/23

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.


**FKH SFR C1, L.P., A DELAWARE
LIMITED PARTNERSHIP (F/K/A
CERBERUS SFR HOLDINGS II, L.P.)
By: FKH SFR C GP, LLC, its General
Partner**

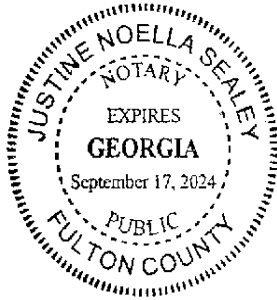
By: 
Name: Leigh Monteith
Title: Authorized Signatory

STATE OF Georgia)
) SS
COUNTY OF Cobb)

On this date, before me personally appeared Leigh Monteith, Authorized Signatory, before me known to be the person who executed the foregoing instrument on behalf of **FKH SFR C1, L.P., A DELAWARE LIMITED PARTNERSHIP (F/K/A CERBERUS SFR HOLDINGS II, L.P.)**, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of aforesaid, this 21st day of August, 2025.


Notary Public
My term Expires: 9.17.2024



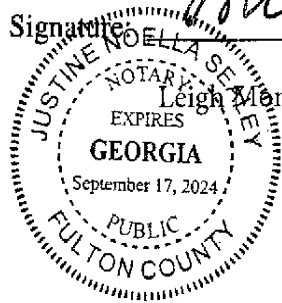
UNOFFICIAL COPY

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 August 27, 2023

Signature: [Signature]
Grantor or Agent
Leigh Monteith, Authorized Signatory



Subscribed and sworn to before me
By the said Leigh Monteith
This 27 day of August, 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 August 27, 2023

Signature: [Signature]
Grantee or Agent
Leigh Monteith, Authorized Signatory

Subscribed and sworn to before me
By the said Leigh Monteith
This 27 day of August, 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.)

