



Chicago Title Insurance Company

SPECIAL WARRANTY DEED

UNOFFICIAL COPY



2333934030

Doc# 2333934030 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2023 02:10 PM PG: 1 OF 5

THIS INDENTURE, made this Nov 20, 2023 between YW Englewood, LLC Series D, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and CCP3 LLC, an Illinois Limited Liability Company, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description attached.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 20-07-418-041-0000

Address(es) of Real Estate: 5344 South Honore Street, Chicago, IL 60609

Together with all the singular and 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 said party of the first part, either in law or equity, or 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 said party of the second part, their heirs and assigns forever

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs 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**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

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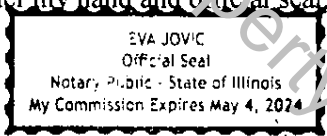
YW Englewood, LLC Series D LLC, an Illinois Limited Liability Company

[Signature]

STATE OF ILLINOIS,)
)SS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Vera Pandev personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of NOVEMBER, 2023



[Signature] (Notary Public)

Prepared By: Berg, Berg & Pandev P.C.
5215 Old Orchard Rd, Suite 220
Skokie, Illinois 60077

Mail To: CCP3 LLC
8 Nancy Ln
Spring Valley NY 10977

Send Subsequent Tax Bills To: CCP3 LLC
8 Nancy Ln
Spring Valley NY 10997

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

Lot 110 in E. A. Cummings and Company's 55th Street Boulevard Addition in the Southeast 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDS
118 N. CLARK
CHICAGO, IL 60602

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20-07-418-041-0000 | 20231101673478 | 1-283-375-056
Total does not include any applicable penalty or interest due.

CHICAGO:	4,200.00
CTA:	1,680.00
TOTAL:	5,880.00 *

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
REGISTRATION DIVISION
110 N. LAUREL ST. ROOM 120
CHICAGO, IL 60602-1387

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20-07-418-041-0000

20231101673478

0-746-504-144

COUNTY:	280.00
ILLINOIS:	560.00
TOTAL:	840.00

Property of Cook County Clerk's Office

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