

# UNOFFICIAL COPY



\*2403646091B\*

## SPECIAL WARRANTY DEED

### MAIL RECORDED DEED TO:

Austin United Alliance, LP  
c/o Pivotal Housing Partners LLC  
9100 Centre Pointe Drive, Suite 210  
West Chester, OH 45069

### MAIL FUTURE TAX STATEMENTS TO:

Austin United Alliance, LP  
c/o Pivotal Housing Partners LLC  
9100 Centre Pointe Drive, Suite 210  
West Chester, OH 45069

41073344 (10416)

Doc# 2403646091 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2024 01:42 PM PG: 1 OF 5

THE GRANTORS: **County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby GRANT, SELL, and CONVEY to GRANTEE **Austin United Alliance, LP**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LOTS 27 AND 28 IN BLOCK 4 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number (PIN): 16-04-331-031-0000 and 16-04-331-032-0000**

**Address of Real Estate: 5220-5224 W. Chicago Avenue, Chicago, Illinois 60651**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises subject only to the covenants, conditions and restrictions of record, general real estate taxes not yet due and payable.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor and none other.

DATED this 22 day of December 2023.

COUNTY OF COOK, A BODY POLITIC AND  
CORPORATE, D/B/A COOK COUNTY LAND  
BANK AUTHORITY

Jessica Caffrey, by Stephen Soltanzadeh, as attorney in fact

S 4  
P 3  
S 1  
SC 1  
INT 1

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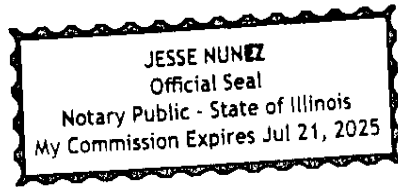
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Stephen Soltanzadeh**, with Power of Attorney for **Jessica Caffrey**, the **Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County Land Bank and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 22 day of December 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC

IMPRESS SEAL HERE






NAME and ADDRESS OF PREPARER:


Stephen Soltanzadeh, Esq.  
Denzin Soltanzadeh, LLC  
190 S. LaSalle Street, Suite 2160  
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (b), REAL ESTATE TRANSFER ACT

DATE: December 22, 2023

  
\_\_\_\_\_  
Signature of Seller or Representative

REAL ESTATE TRANSFER TAX		01-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-04-331-031-0000   20231201699684   1-277-959-216		

REAL ESTATE TRANSFER TAX		01-Feb-2024
	CHICAGO:	487.50
	CTA:	0.00
	TOTAL:	487.50 *
16-04-331-031-0000   20231201699684   0-530-050-096		
* Total does not include any applicable penalty or interest due.		

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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 grantor 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.

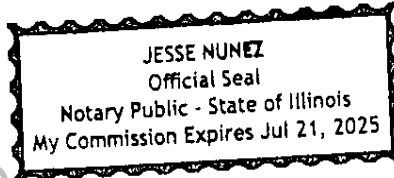
Dated December 22, 2023

Signature:   
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 22 of December, 2023.

  
NOTARY PUBLIC



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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.

Dated December 21<sup>st</sup>, 2023

**AUSTIN UNITED ALLIANCE, LP,**  
an Illinois limited partnership

By: Austin United Alliance GP, LLC,  
an Illinois limited liability company,  
its general partner

By: Austin United Alliance Development Company,  
LLC, an Illinois limited liability company, its  
managing member

By: PHP GP Holding LLC, an Ohio limited liability  
company, its managing member

By: *Nick McKee*  
Name: Nick McKee  
Title: Authorized Signer



Samantha Sieber  
Notary Public, State of Ohio  
My Commission Expires:  
April 13, 2027

By: Oak Park Regional Housing Center, an Illinois  
not-for-profit corporation, its co-managing member

By: \_\_\_\_\_  
Name: Athena Williams  
Title: Executive Director

SUBSCRIBED and SWORN to before me

this 21<sup>st</sup> of December, 2023.

*Seth J. Sen*  
NOTARY PUBLIC

SUBSCRIBED and SWORN to before me

this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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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.

Dated December 22, 2023

**AUSTIN UNITED ALLIANCE, LP,**  
an Illinois limited partnership

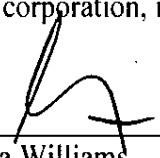
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an Illinois limited liability company,  
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managing member

By: PHP GP Holding LLC, an Ohio limited liability  
company, its managing member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Authorized Signer

By: Oak Park Regional Housing Center, an Illinois  
not-for-profit corporation, its co-managing member

By:   
Name: Athena Williams  
Title: Executive Director



SUBSCRIBED and SWORN to before me

this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

SUBSCRIBED and SWORN to before me

this 22<sup>nd</sup> of December, 2023.

  
NOTARY PUBLIC

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.

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