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Doc# 2413407010 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
BLANKET FEE:\$75.00

CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/13/2024 11:48 AM
PAGE: 1 OF 6

SPECIAL WARRANTY DEED

This Instrument Prepared By:


CAROLE KROHN, ESQ.
o/b/o BC LAW FIRM, P.A.
415 BLUE SAGE CIRCLE
STEAMBOAT SPRINGS, CO 80488


THIS INDENTURE made on 29th day of April, 2024, by and between CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 Zero and 00/100 Dollars (\$0.00), 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 describe 1 real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


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, FELTERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
18331 Mulberry
5/9/24 *yc*



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
18921 Apple Tree Dr
5/9/24 *yc*


CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
18105 Thomas Ln
5/9/24 *yc*


CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
17478 Eastgate Dr
5/9/24 *yc*


CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
17110 Apple Tree Dr
5/9/24 *yc*


CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
14819 Glen Oaks Dr
5/9/24 *yc*


CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP
17730 Harvard Ln
5/9/24 *yc*

1 of 2

REAL ESTATE TRANSFER TAX

13-May-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

31-03-111-030-0000

|20240501601423 | 1-449-294-128

CCH DY

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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.

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.

CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Marc Toscano
Name: MARC TOSCANO
Title: MANAGER

STATE OF New York
COUNTY OF New York

On this date, before me personally appeared MARC TOSCANO, MANAGER, before me known to be the person who executed the foregoing instrument on behalf of CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 17th day of April, 2024.

Antonella Mesuraca
Notary Public
My term Expires: _____

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. TRS45

Send Tax Notices to:
CSMA SFR HOLDINGS II-LSE
1850 PARKWAY PLACE, STE 900
MARIETTA, GA 30067

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 5/9/24



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT "A"

Address: 18331 Mulberry Terrace, Country Club Hills, IL 60478
 County: Cook
 Parcel Identification Number: 31-03-111-030-0000
 Client Code: TRS-45-33
 SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 9 IN MULBERRY TERRACE, BEING A SUBDIVISION OF THE WEST 260 FEET OF THE EAST 896 FEET OF THE NORTH 660 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 17478 Eastgate Drive, Country Club Hills, IL 60478
 County: Cook
 Parcel Identification Number: 28-27-404-026-0000
 Client Code: TRS-45-34
 SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 26 IN BLOCK 2 IN KNOTTING GATE UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER SECTION 27, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 17730 Harvard Lane, Country Club Hills, IL 60478
 County: Cook
 Parcel Identification Number: 28-35-205-025-0000
 Client Code: TRS-45-36
 SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 587 IN BLOCK 17, IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR, OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 26, 1972, AS DOCUMENT NO. 2604946 AND CERTIFICATE OF CORRECTION REGISTERED SEPTEMBER 6, 1972, AS DOCUMENT NO. 2646492, IN COOK COUNTY, ILLINOIS.

Address: 18921 Anthony Avenue, Country Club Hills, IL 60478
 County: Cook
 Parcel Identification Number: 31-03-316-015-0000
 Client Code: TRS-45-38
 SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

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LOT 29 IN COUNTRY CLUB HILLS UNIT 7, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 2 RODS OF THE WEST 80 RODS AND EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 3/31/59 AS DOCUMENT NO. 17495223 IN COOK COUNTY, ILLINOIS.

Address: 17110 Apple Tree Drive, Country Club Hills, IL 60478
 County: Cook
 Parcel Identification Number: 28-26-302-016-0000
 Client Code: TRS-45-40
 SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 42 IN APPLE TREE OF COUNTRY CLUB HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1969 AS DOCUMENT NO. 21045222, IN COOK COUNTY, ILLINOIS.

Address: 18105 Thomas Lane, Country Club Hills, IL 60478-5026
 County: Cook
 Parcel Identification Number: 28-34-306-003-0000
 Client Code: TRS-45-43
 SITUATED IN THE CITY OF COUNTRY CLUB HILLS, COUNTY OF COOK, STATE OF ILLINOIS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 63 IN J.E. MERRION'S COUNTRY CLUB HILLS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 660 FEET OF THE SOUTH 2319.27 FEET OF THE WEST 330 FEET THEREOF) OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1956 AS DOCUMENT NUMBER 16550509, IN COOK COUNTY, ILLINOIS.

Address: 16819 Glen Oaks Drive, Country Club Hills, IL 60478
 County: Cook
 Parcel Identification Number: 28-26-118-007-0000
 Client Code: TRS-45-44

LOT 102 IN J.E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS, A 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, ALL IN J.E. MERRION'S COUNTRY CLUB HILLS SIXTH ADDITION, A 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.

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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 **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 April 17, 2024

Signature: *Mauro Tascari*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 17th day of April, 2024
Notary Public *Antonella Mesuraca*

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

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 April 17, 2024

Signature: *Mauro Tascari*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 17th day of April, 2024
Notary Public *Antonella Mesuraca*

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

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.)