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CP23-94743-II 10/12

THIS INSTRUMENT
PREPARED BY:
Megan E. Curinga
Hinman, Howard & Kattell, LLP
700 Security Mutual Building
80 Exchange Street
PO Box 5250
Binghamton, New York 13902-5250



2415600040

Doc# 2415600040 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/4/2024 3:42 PM
PAGE: 1 OF 7

AFTER RECORDING
RETURN TO:
7436 Kingston South Portfolio LLC
765 East 69th Place
Chicago, Illinois 60637

MAIL TAX BILLS TO:
7436 Kingston South Portfolio LLC
765 East 69th Place
Chicago, Illinois 60637

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of the 31 day of ~~April~~ ^{MAY}, 2024, is given by **7436 S Kingston Ave Holdings LLC**, a Delaware limited liability company having an office located at 46 Main Street, Suite 339, Monsey, New York 10952 ("Grantor") to **7436 Kingston South Portfolio LLC**, an Illinois limited liability company, having an office located at 765 East 69th Place, Chicago, Illinois 60637 ("Grantee"),

WITNESSETH

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the real estate situated in the County of Cook and State of Illinois, legally described in Exhibit "A" attached hereto (the "Property").

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to* the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey same in the manner aforesaid; and further, that will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK - SIGNATURE
PAGE FOLLOWS**

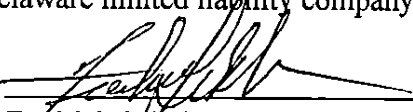
PROPER TITLE, LLC

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:


7436 S KINGSTON AVE HOLDINGS LLC,
a Delaware limited liability company

By: 
Fredrick Schulman, Manager

STATE OF New York)
COUNTY OF Rockland)

I, the undersigned, a Notary Public in and for said County and State aforementioned, DO HEREBY CERTIFY THAT Fredrick Schulman, personally known to me, a Manager of 7436 S. Kingston Ave Holdings, LLC, a Delaware limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 05 day of April, 2024.


Notary Public

My Commission Expires:
12/14/2027

ELIEZER MARTIN
NOTARY PUBLIC, STATE OF NEW YORK
No. 01MA6334362
Qualified in Rockland County
Commission Expires Dec. 14, 2027

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EXHIBIT A PROPERTY DESCRIPTION

Lot 17 and the East 32 feet of Lot 18 in High Ridge being a Subdivision of Lots 41 to 52, inclusive, in the Fourth Division of South shore Subdivision of the North fractional 1/2 of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 21-30-117-010-0000

PROPERTY ADDRESS: 7436 South Kingston Avenue, Chicago, IL 60649

Property of Cook County Clerk's Office

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EXHIBIT B EXCEPTIONS

1. The lien of taxes for the years 2023, 2024 and thereafter.

Permanent Index Number: 21-30-117-010-0000

The first installment of 2023 taxes in the amount of \$9,627.51, due March 1, 2024, is posted paid.

The taxes for the second installment of 2023, and taxes for the year 2024 and thereafter, are not yet due, payable, or delinquent.

2. Multifamily mortgage, assignment of leases and rents, security agreement and fixture filing dated March 23, 2021 and recorded April 5, 2021 as document number 2109557000 made by 1115-27 E 81st St Holdings LLC, 7436 S Kingston Ave Holdings LLC, 8200 S Exchange Ave Holdings LLC, and 8231 S Ingleside Ave Holdings LLC to Keybank National Association, to secure a note for \$9,064,000.00.

Assigned to Fannie Mae by instrument recorded as document 2109557001.

Assumption and Release Agreement dated May 31 between 7436 S Kingston Ave Holdings LLC, Transferor, 7436 Kingston South Portfolio LLC, Transferee, and Fannie Mae recorded June 4, 2024 as document number 2415610024.

3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the regulatory and Land use restriction agreement recorded February 16, 2007 as Document No. 0704711035, and the terms and provisions thereof.

Assignment and assumption of regulatory and land use restriction agreement recorded June 12, 2015 as document 1516329020.

Assignment and assumption of regulatory and land use restriction agreement recorded December 15, 2017 as document 1734919036.

Subordination agreement governmental entity for regulatory agreement regulatory agreement only/no subordinate debt recorded December 15, 2017 as document 1734919038.

Subordination agreement governmental entity for regulatory agreement regulatory agreement only/no subordinate debt recorded April 5, 2021 as document 2109557003.

Assignment, assumption and amendment of regulatory and land use restriction agreement between 7436 Kingston Ave Holdings LLC (Seller), 7436 Kingston South Portfolio LLC (Buyer), and Illinois Housing and Development Authority dated May 31 and recorded June 4, 2024 as document 2415610025

4. A 18 foot building line, as Shown on the Plat of said Subdivision.

5. Encroachment of the 3 story brick with basement building located mainly on the Land on to the property west and adjoining by approximately 0.10 feet, more or less, as disclosed by plat of survey job no. 295-13 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated August 3, 2017 (the "Survey").

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6. Encroachment of the 3 story brick with basement building located mainly on the Land on to the public alley south and adjoining by approximately 0.17 feet, more or less, as disclosed by the Survey dated August 3, 2017.
7. Encroachment of the 3 story brick with basement building located mainly on the Land on to S. Kingston Ave. by approximately 0.02 feet, more or less, as disclosed by the Survey dated August 3, 2017.
8. Existing unrecorded leases, as shown on rent roll, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.

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Property of Cook County

REAL ESTATE TRANSFER TAX

04-Jun-2024



CHICAGO:

11,400.00

CTA:

4,560.00

TOTAL:

15,960.00*

21-30-117-010-0000 | 20240501699035 | 0-518-524-208

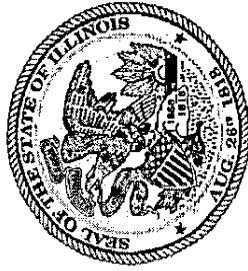
* Total does not include any applicable penalty or interest due

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

04-Jun-2024



COUNTY:
ILLINOIS:
TOTAL:

760.00
1,520.00
2,280.00

21-30-117-010-0000

20240501699035

0-945-616-176

Property of Cook County Clerk's Office