

# UNOFFICIAL COPY

CPT 23-94743-11/12

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



Doc# 2415609041 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$75.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/4/2024 3:43 PM

PAGE: 1 OF 8

AFTER RECORDING

RETURN TO:

8200 Exchange South Portfolio LLC

765 East 69<sup>th</sup> Place

Chicago, Illinois 60637

MAIL TAX BILLS TO:

8200 Exchange South Portfolio LLC

765 East 69<sup>th</sup> Place

Chicago, Illinois 60637

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of the 31 day of ~~April~~ <sup>MAY</sup>, 2024, is given by **8200 S Exchange Ave Holdings LLC**, a Delaware limited liability company having an office located at 46 Main Street, Suite 339, Monsey, New York 10952 ("Grantor") to **8200 Exchange South Portfolio LLC**, an Illinois limited liability company, having an office located at 765 East 69<sup>th</sup> 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**

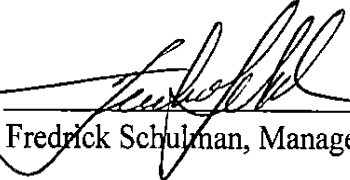
PROPER TITLE, LLC

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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:**

**8200 S EXCHANGE 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 8200 S Exchange 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 25 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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## PROPERTY DESCRIPTION

### PARCEL 1:

LOTS 1 AND 2 IN WALTER S. HAINE'S SUBDIVISION OF BLOCK 2 (EXCEPT THE EAST 40 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 21-31-227-050-0000

PROPERTY ADDRESS: 8200 S. Exchange Ave, Chicago, IL 60617

### PARCEL 2:

LOTS 6 AND 7 IN BLOCK 1 IN THE SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 21-31-228-006-0000  
21-31-228-007-0000

PROPERTY ADDRESS: 8211-13 S. Exchange Ave, Chicago, IL 60617

### PARCEL 3:

LOTS 7 AND 8 IN HAINE'S SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 21-31-227-051-0000

PROPERTY ADDRESS: 8214 S. Exchange Ave, Chicago, IL 60617

### PARCEL 4:

LOTS 8, 9 AND 10 IN BLOCK 1 IN THE SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 21-31-228-008-0000  
21-31-228-009-0000  
21-31-228-010-0000

PROPERTY ADDRESS: 8217-23 S. Exchange Ave, Chicago, IL 60617

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## EXHIBIT B EXCEPTIONS

1. The lien of taxes for the years 2023, 2024 and thereafter.  
Permanent Index Number: 21-31-227-050-0000 (Affects Parcel 1)  
The first installment of 2023 taxes in the amount of \$4,447.97, 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. The lien of taxes for the years 2023, 2024 and thereafter.  
Permanent Index Number: 21-31-228-006-0000 (Affects part of Parcel 2)  
The first installment of 2023 taxes in the amount of \$3,341.37, 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.
3. The lien of taxes for the years 2023, 2024 and thereafter.  
Permanent Index Number: 21-31-228-007-0000 (Affects part of Parcel 2)  
The first installment of 2023 taxes in the amount of \$3,341.37, 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.
4. The lien of taxes for the years 2023, 2024 and thereafter.  
Permanent Index Number: 21-31-227-051-0000 (Affects Parcel 3)  
The first installment of 2023 taxes in the amount of \$5,846.56, 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.
5. The lien of taxes for the years 2023, 2024 and thereafter.  
Permanent Index Number: 21-31-228-008-0000 (Affects part of Parcel 4)  
The first installment of 2023 taxes in the amount of \$318.09, 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.
6. The lien of taxes for the years 2023, 2024 and thereafter.  
Permanent Index Number: 21-31-228-009-0000 (Affects part of Parcel 4)  
The first installment of 2023 taxes in the amount of \$3,341.37, 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.

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

Permanent Index Number: 21-31-228-010-0000 (Affects part of Parcel 4)

The first installment of 2023 taxes in the amount of \$3,341.37, 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.

8. 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 \$2,064,000.00.

Assigned to Fannie Mae by instrument recorded as document 2109557001.

Assumption and Release Agreement dated May 31 between 8200 S Exchange Ave Holdings LLC, Transferor, 8200 Exchange South Portfolio LLC, Transferee, and Fannie Mae recorded June 4, 2024 as document number 2415610024.

9. Grant of easement in favor of Comcast of South Chicago, Inc., its successors and assigns, recorded February 8, 2011 as document 1103910107.
10. 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.
11. Rights of interested parties in and to and to maintain the overhead wires located over the Land, as depicted and disclosed by plat of survey job no. 369-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.
- (Affects Parcel 1)
12. Encroachment of fences located mainly on Land over and on to the right of way for E. 82nd St. by approximately 0.94 feet, more or less, as disclosed by plat of survey job no. 369-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.
- (Affects Parcel 1)
13. Encroachment of the 3 story brick building located mainly on the property south and adjoining over and on to the Land by approximately 0.09 feet, more or less, as disclosed by plat of survey job no. 369-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.
- (Affects Parcel 1)
14. Encroachment of the fence located mainly on the Land over and on to the property south and adjoining by approximately 0.09 feet, more or less, as disclosed by plat of survey job no. 375-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.
- (Affects Parcel 3)
15. Rights of interested parties in and to and to maintain the overhead utility lines located over the Land, as depicted and disclosed by plat of survey job no. 2308.3720 prepared by Exacta Land Surveyors, LLC dated August 23, 2023.

(Affects Parcel 2)

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16. Rights of interested parties in and to and to maintain the overhead wires located over the Land, as depicted and disclosed by plat of survey job no. 380-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.  
(Affects Parcel 4)
17. Encroachment of the 1 story stucco building located mainly on the property south and adjoining over and on to the Land by approximately 0.06 feet, more or less, as disclosed by plat of survey job no. 380-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.  
(Affects Parcel 4)
18. Encroachment of the fence located mainly on the property south and adjoining over and on to the Land by approximately 0.22 feet, more or less, as disclosed by plat of survey job no. 380-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.  
(Affects Parcel 4)
19. Encroachment of the iron fence located mainly on the Land over and on to the right of way for S. Exchange Ave, as depicted and disclosed by plat of survey job no. 380-14 UD 17 prepared by Andrew Spiewak Land Surveyor, Inc. dated June 30, 2017.

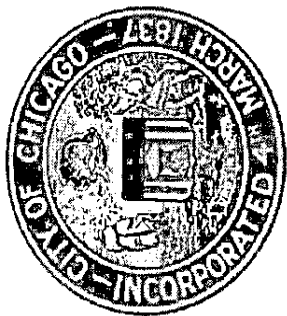
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property

**REAL ESTATE TRANSFER TAX**

04-Jun-2024



**CHICAGO:**

18,750.00

**COTA:**

7,500.00

**TOTAL:**

26,250.00\*

21-31-227-050-0000 | 20240501699037 | 1-013-675-312

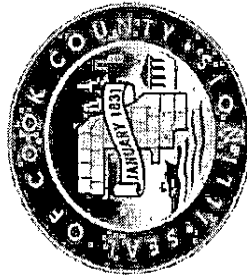
\* Total does not include any applicable penalty or interest due.

Clerk's Office

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**REAL ESTATE TRANSFER TAX**

04-Jun-2024



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

1,250.00  
2,500.00  
3,750.00

21-31-227-050-0000

| 20240501699037

| 2-087-417-136

Property of Cook County Clerk's Office