

# UNOFFICIAL COPY



Doc# 2415608039 Fee \$38.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/4/2024 3:41 PM  
PAGE: 1 OF 6

CPT23-94743-II 9/12

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

AFTER RECORDING  
RETURN TO:  
1115 81<sup>st</sup> Street South Portfolio LLC  
765 East 69<sup>th</sup> Place  
Chicago, Illinois 60637

MAIL TAX BILLS TO:  
1115 81<sup>st</sup> Street South Portfolio LLC  
765 East 69<sup>th</sup> Place  
Chicago, Illinois 60637

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (his "Deed"), dated as of the 31 day of <sup>MAY</sup> ~~April~~, 2024, is given by **1115-27 E 81<sup>st</sup> St Holdings LLC**, a Delaware limited liability company having an office located at 46 Main Street, Suite 339, Monsey, New York 10952 ("Grantor") to **1115 81<sup>st</sup> Street South Portfolio LLC**, an Illinois limited liability company, having an office located at 765 E. 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**

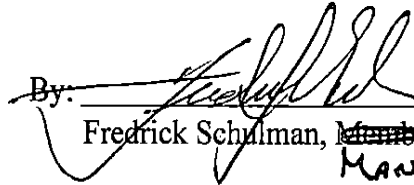
PROPER TITLE, LLC

# UNOFFICIAL COPY

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

**Grantor:**


**1115-27 E 81ST ST HOLDINGS LLC,**  
a Delaware limited liability company

By:   
Fredrick Schulman, ~~Member~~  
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 1115-27 E 81<sup>st</sup> St 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

# UNOFFICIAL COPY

## EXHIBIT A PROPERTY DESCRIPTION

Lots 19 to 23 both inclusive in Block 1 in Fordham's Addition to Cornell, being a Subdivision of that part lying East of New York, Chicago, and St. Louis Railroad of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

PIN: 20-35-119-013-0000

PROPERTY ADDRESS: 1115-27 E. 81<sup>st</sup> Street, Chicago, IL 60619

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B EXCEPTIONS

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

Permanent Index Number: 20-35-119-013-0000

The first installment of 2023 taxes in the amount of \$18,032.95, 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 1115-27 E 81st St Holdings LLC, Transferor, 1115 81st Street South Portfolio LLC, Transferee, and Fannie Mae recorded 241561 2024 as document number June 4, 2024.

3. Proceeding pending in the Circuit Court of Cook County as Case Number 2020M1400210 filed on January 29, 2020 by City of Chicago, plaintiff, against 1115-27 E. 81st St. Holdings LLC; et al, respondents, for violations of the Chicago Building and Housing Code.

Note: lis pendens notice recorded February 6, 2020 as document 2003733264.

Grant of easement in favor of Comcast of Chicago, Inc., its successors and assigns, recorded February 1, 2011 as document 1103234097.

4. 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.

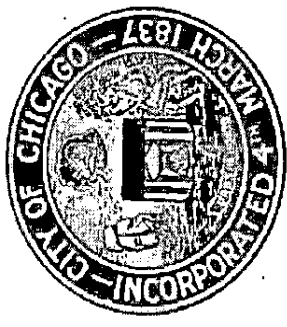
5. Encroachment of the 3 story brick apartment building located mainly on the Land over and on to the right of way for E 81st Street by approximately 0.3 feet, more or less, as disclosed by plat of survey job no. 2308.3721 prepared by Exacta Land Surveyors, LLC dated August 31, 2023.

UNOFFICIAL COPY

Property

**REAL ESTATE TRANSFER TAX**

04-Jun-2024



**CHICAGO:**

22,125.00

**COTA:**

8,850.00

**TOTAL:**

30,975.00\*

20-35-119-013-0000 | 20240501699044 | 0-208-205-104

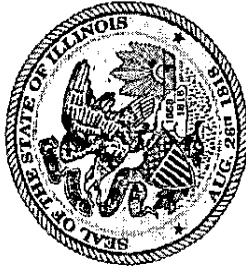
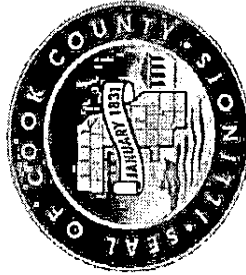
\* Total does not include any applicable penalty or interest due.

Clerk's Office

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

04-Jun-2024



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

1,475.00  
2,950.00  
4,425.00

20-35-119-013-0000

20240501699044

1-708-389-680

Property of Cook County Clerk's Office