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SPECIAL WARRANTY DEED

This Document Prepared by:
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333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After Recording Mail to: 2558 W Walton LLC 2348 West Grand Avenue Chicago, Illinois 60612

Send Tax Billing
2558 W Walton LLC
2348 West Granc Avenue
Chicago, Illinois 60e12

PIN: 16-01-419-022-0000



Doc# 1906034025 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.08

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2019 10:36 AM PG: 1 OF 3

THIS SPECIAL WARRANTY DEED is made and effective as of the 28th day of February, 2019, by and between AJAX PROPERTY MANAGEMENT, LLC SERIES 2558, an Illinois limited liability company ("Grantor") whose address is 615 East 6th Street, Hinsdale, Illinois 60521 and 2558 W WALTON LLC, an Illinois limited liability company, whose address is 2348 West Grand Avenue, Chicago, Illinois 60612.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00). Dollars, and other good and valuable consideration in tan 1 paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, forever, all the following described real estate situated in the County of Cook, State of Illinois:

See Legal Description attached hereto as Exhibit A and incorporated herein;

TOGETHER WITH all hereditaments and appurtenances thereto beinging, or in any way appertaining, and the reversion or reversions, remainder or remainders, improvements, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above-described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtanences, unto Grantee, forever. Grantor, for itself, and its successors and assigns, does COVENANT, PROMISE and AGREE to and with Grantee, its successors and assigns, that during Grantor's ownership of the premises, Grantor 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 it will warrant and forever defend, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the premises subject only to the special warranties conveyed with this Deed; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special government taxes or assessments confirmed and unconfirmed: homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

1965A817029LP Lim 1013

THIS IS NOT HOMESTEAD PROPERTY

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

AJAX PROPERTY MANAGEMENT, LLC SERIES 2558 an Illinois limited liability company

By: PHILLIP TEUSCHER

Its: Sole Member and Manager

STATE OF ILLINGIS)

COUNTY OF COOK WICE)

I, the undersigned, a No'ary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that PHILLIP TEUSCHER, personally known to me, and personally known to me to be the same person whose name is subscribe I to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Manager of AJAX PROPERTY MANAGEMENT, LLC SERIES 2558, an Illinois limited liability company, he signed scaled and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of February 20, 2019

Notary Public

Commission expires: 6/19/21

HEATHER FRANK
Official Seal
Notary Fublic – State of Illinois
My Commission Expires Jun 19, 2021

REAL ESTATE TRA	01-Mar-2019	
	CHICAGO:	10,500.00
	CTA:	4,200.00
	TOTAL:	14,700.00 *

16-01-419-022-0000 | 20190201610464 | 0-991-839-648

^{*} Total does not include any applicable penalty or interest due.

EAL ESTATE TRANSFER TAX		ΑX	01-Mar-2019	
	The state of the s	COUNTY:	700.00	
		ILLINOIS:	1,400.00	
		TOTAL:	2,100.00	
16.01.419	0.022-0000	1 20190201610464 1	0-635-815-328	

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EXHIBIT A LEGAL DESCRIPTION

LOT 25 IN BLOCK 1 IN DEMAREST AND KAMERLINGS COLUMBIAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-01-415
ODERTHOR COLUMN CLERK'S OFFICE COMMONLY KNOWN AS: 2558 W. Walton Street, Chicago, Illinois 60622