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\*22060010300\*

**This Instrument Prepared by:**

Nell Reiting  
Lathrop GPM LLP  
2101 Cedar Springs Road  
Suite 1400  
Dallas, TX 75201

Doc# 2206001030 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2022 10:39 AM PG: 1 OF 5

**After Recording Return to:**

Zeno Law Office  
401 S La Salle St Ste 801 P  
Chicago IL 60605

(For Recorder's Use Only)

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED ("Deed"), dated 2/6, 2021, between 5AIF SYCAMORE 2, LLC, a Delaware limited liability company, whose address is 19800 MacArthur Blvd., Ste. 490, Irvine, CA 92612 (the "Grantor"), and 1878 Inc., an Illinois corporation, whose address is 401 S. LaSalle St., Ste. 801P, Chicago, IL 60605 (the "Grantee").

KNOW BY ALL MEN THESE PRESENTS that Grantor for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, and CONVEY to Grantee, its successors and assigns, in fee simple, that certain real property located in Cook County, Illinois being more particularly described on Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever.

Grantor hereby agrees to warrant and defend the Property, the whole or any part hereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through, or under Grantor but not otherwise.

[SIGNATURE PAGE FOLLOWS]

FIDELITY NATIONAL TITLE

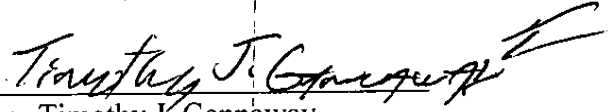
0221030409

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IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

**GRANTOR:**

5AIF SYCAMORE 2, LLC, a Delaware limited liability company

By:   
Name: Timothy J. Gannaway  
Title: Executive Vice President

MAIL TAX BILLS TO:  
Zeno Law Office, P.C.  
401 S. LaSalle St., Suite 801P  
Chicago, Illinois 60605

[Acknowledgement Page Follows]

Property of Cook County Clerk's Office

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## California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

S.S.

On 08/06/2021 before me, PETER PEDRAM ALIMO, NOTARY PUBLIC

Name of Notary Public, Title

personally appeared TIMOTHY J. GANNAWAY

Name of Signer (1)

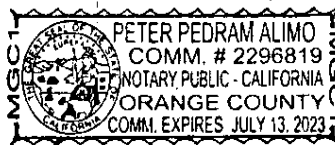
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public



Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of SPECIAL WARRANTY DEED

containing 2 pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) EXECUTIVE VICE PRESIDENT

Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: 323-218-1558

#### Other

- Additional Signer
- Signer(s) Thumbprints(s)

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Exhibit A


Legal Description

8040 S. Kingston Avenue, Chicago, IL 60617



LEGAL DESCRIPTION FOR 8040 S. KINGSTON AVENUE

LOT 149 (EXCEPT THE SOUTH 6 FEET) AND THE SOUTH 12 FEET OF LOT 150 IN THE SUBDIVISION OF 17.117 ACRES LYING SOUTH OF BALTIMORE AND OHIO RAILROAD IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers: 21-31-110-035-0000.

REAL ESTATE TRANSFER TAX		21-Feb-2022
	CHICAGO:	547.50
	CTA:	219.00
	TOTAL:	766.50 *

21-31-110-035-0000 | 20210701622576 | 0-915-298-704  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Feb-2022
	COUNTY:	36.50
	ILLINOIS:	73.00
	TOTAL:	109.50

21-31-110-035-0000 | 20210701622576 | 1-624-136-080

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## Exhibit B

2021 taxes and general and special assessments, any and all liens, claims, easements, reservations, restrictions, encroachments and encumbrances, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and other governmental laws, rules, codes, statutes and regulations limiting or restricting the use of the property.

Property of Cook County Clerk's Office