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This Instrument Prepared by:

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

After Recording Return to:

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



Doc# 2209740081 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 03:05 PM PG: 1 OF 5

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED ("Deed"), dated _____, 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 thereof, 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

0021030409A

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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: Timothy J. Gannaway
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.



Seal

Signature of Notary Public

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(s) 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



7341 S. Union Avenue, Chicago, IL 60621

LEGAL DESCRIPTION FOR 7341 S. UNION AVENUE

LOT 20 IN BLOCK 3 IN B. W. WOODS NORMAL PARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 20-28-115-011-0000.

REAL ESTATE TRANSFER TAX		28-Feb-2022
	CHICAGO:	948.75
	CTA:	379.50
	TOTAL:	1,328.25 *
20-28-115-011-0000 20210701622298 1-524-172-176		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Feb-2022
		20-28-115-011-0000
	COUNTY:	ILLINOIS:
	TOTAL:	189.75
		126.50
		63.25
20210701622298 1-377-565-072		

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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