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Doc#: 2215806144 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2022 12:25 PM Pg: 1 of 3

Dec ID 20220501614315
ST/CO Stamp 0-268-197-968 ST Tax \$42.50 CO Tax \$21.25
City Stamp 0-130-342-992 City Tax: \$446.25

1 of 1
FIRST AMERICAN TITLE
FILE # AF 1022895

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

THIS INDENTURE, made this 29 day of April, 2022 between WHEELER FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and AAGAM LLC whose address is 7120 N. Kilpatrick Ave. Lincolnwood, IL 60712, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to said parties heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and to said parties heirs and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Purchaser, laws and general real estate taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Number(s): 25-21-419-023-0000

Address of real estate: 11730 S. Perry Ave., Chicago, IL 60628

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, the day and year first above written.

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray
Timothy E. Gray, President

Prepared by: Gray Law Offices, 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Timothy E. Gray, personally known to me to be the President and Director of Wheeler Financial, Inc. of said corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and that he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of May, 2022.



[Signature] (Notary Public)

Mail to:

[Arrow pointing down]
AND

Name and Address of Taxpayer:

Agam LLC
7120 N Kilpatrick Ave
Lincolnwood IL 60712

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Exhibit "A" - Legal Description

LOT 59 IN BLOCK 5 IN WALTER H. FIELD'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 3, 4, 5 AND 6 IN ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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