



Doc# 2227741012 Fee \$88.00

This instrument prepared by and after recording return to:


Nader Pakfar, Esq.
SPC LLP
450 N. Roxbury Drive, Suite 700
Beverly Hills, CA 90210

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 10/04/2022 11:02 AM PG: 1 OF 5

After recording mail subsequent tax bills to:

AG 2 W. Delaware Acquisition LLC
245 Park Avenue, 26th Fl.
New York, NY 10167

THIS IS A TRANSFER BETWEEN SUBSIDIARIES WITH THE SAME PARENT BECAUSE OF CONSOLIDATION. THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPHS (E) AND (I), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.



Grantor Signature September
April 30, 2022
Date
Matthew Lazar
Vice President

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 30th day of ~~April~~ ^{September}, 2022, by **AGJ 2WD Owner 2 LLC**, a Delaware limited liability company, having an address at c/o Angelo Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE, ALIENATE AND CONVEY to **AG 2 W. DELAWARE ACQUISITION LLC**, a Delaware limited liability company, having an address at c/o Angelo Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereunto, or in any way 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 Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with all of the appurtenances, unto Grantee, forever.

REAL ESTATE TRANSFER TAX 04-Oct-2022

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-04-435-034-1002 | 20220201623051 | 0-973-917-776

REAL ESTATE TRANSFER TAX

15-Apr-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-04-435-034-1002 | 20220201623051 | 0-093-342-60

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the date first above written.

AGJ 2WD OWNER 2 LLC,
a Delaware limited liability company

By: AGJ 2WD Parent LLC,
a Delaware limited liability,
its sole member

By: AGJ 2WD Holdings LLC,
a Delaware limited liability company,
its sole member

By: AG Real Estate Manager, Inc.,
a Delaware corporation,
its Manager

By: 
Name: _____
Title: **Matthew Lazar**
Vice President

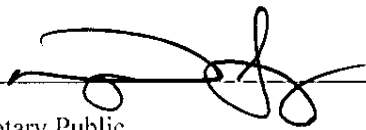
State of new york)

) ss

County of new york)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, the above Grantor, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 5 day of April 2022.



Notary Public

WYNNE FONG
Notary Public, State of New York
No. 01FO6019224
Qualified in New York County
Commission Expires Feb. 1, 2023

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 302 IN WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON THE PLAT ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED MAY 27, 2010 AS DOCUMENT NUMBER 1014716029, AS AMENDED FROM TIME TO TIME, BEING LOCATED ON LOT 5 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY WALTON ON THE PARK SOUTH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS AMENDED BY FIRST AMENDMENT RECORDED JULY 19, 2010 AS DOCUMENT NUMBER 1020039084, AND RE-RECORDED ON AUGUST 18, 2010 AS DOCUMENT NUMBER 1023010047, AND AMENDMENT RECORDED OCTOBER 17, 2011 AS DOCUMENT NUMBER 1129029068, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

ALSO, THE FOLLOWING EASEMENT PARCELS SHOWN BELOW FOR THE BENEFIT OF LOT 5 IN WALTON ON THE PARK SUBDIVISION, AFORESAID;

NON-EXCLUSIVE PERMANENT ENCROACHMENT EASEMENT, AS DESCRIBED IN TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT NUMBER 0907822026.

NON-EXCLUSIVE GRANT OF EASEMENT FOR ENCROACHMENT OF CONNECTION DEVICES AS DESCRIBED IN DECLARATION OF EASEMENTS FOR MUTUAL ENCROACHMENTS AND MAINTENANCE OF FACILITIES: WALTON MANSIONS AND WALTON SOUTH RECORDED MARCH 19, 2009 AS DOCUMENT NUMBER 0907822030.

NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 27, 2010 AS DOCUMENT NUMBER 1014716028, AS FURTHER AFFECTED BY THE AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT, RECORDED ON MARCH 14, 2016, AS DOCUMENT NUMBER 1607444025

NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENT, INSTALLATION, AND MAINTENANCE OF CONNECTION DEVICES, AS DESCRIBED IN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES, RECORDED MAY 11, 2010 AS DOCUMENT NUMBER 1013118085, AND THE TERMS AND CONDITIONS THEREOF, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED APRIL 30, 2015 AS DOCUMENT NO. 1512041141.

Commonly Known as: 2 West Delaware Place, Chicago, IL
Permanent Index Number: 17-04-435-034-1002

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

~~Septembe~~
Date April 30, 2022

Grantor:

AGJ 2WD OWNER 2 LLC,
a Delaware limited liability company,


By: AGJ 2WD Parent 1 LLC,
a Delaware limited liability,
its sole member

By: AGJ 2WD Holdings LLC,
a Delaware limited liability company,
its sole member

By: AG Real Estate Manager, Inc.,
a Delaware corporation,
its Manager

By: 
Name: **Matthew Lazar**
Title: **Vice President**

Subscribed and sworn to before me this 5 day of April, 2022.



Notary Public

My commission expires: _____

WYNNE FONG
Notary Public, State of New York
No. 01FO6019224
Qualified in New York County
Commission Expires Feb. 1, 2023

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED
AGJ 2WD OWNER 2 LLC]

UNOFFICIAL COPY

The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date ~~April~~ ^{September} 30, 2022

Grantee:

AG 2 W. DELAWARE ACQUISITION LLC,
a Delaware limited liability company

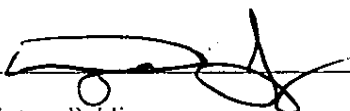
By: AGJ 2W Parent LLC,
a Delaware limited liability,
its sole member

By: AGJ 2WD Holdings LLC,
a Delaware limited liability company,
its sole member

By: AG Real Estate Manager, Inc.,
a Delaware corporation,
its Manager

By: 
Name: **Matthew Lazar**
Title: **Vice President**

Subscribed and sworn to before me this 5 day of April, 2022.



Notary Public

My commission expires: _____
WYNNE FONG
Notary Public, State of New York
No. 01FO6019224
Qualified in New York County
Commission Expires Feb. 1, 2023

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED
AGJ 2WD OWNER 2 LLC]