



Doc# 2227741016 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 11:10 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.

[Signature]
Grantor Signature **Matthew Lazar** Date *September 30*, 2022
Vice President

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the *30th* day of *September*, 2022, **Chicago Water 2407 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

17-04-435-034-1155 | 20220201623184 | 0-896-847-440

REAL ESTATE TRANSFER TAX		15-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-04-435-034-1155 | 20220201623184 | 1-032-342-41

* 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.

CHICAGO WATER 2407 LLC,
a Delaware limited liability company

By: Delaware Residences LLC,
a Delaware limited liability company,
Its sole member

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 Lazer**
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

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED
CHICAGO WATER 2407 LLC]

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2407 AND GU-99, GU-100, GU-237 and GU-239 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PORTION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT 0825418053 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-151, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1014716029

Commonly known as: 2 West Delaware Place, Chicago, IL 60610

Permanent Index Number:

Unit 2407 – 17-04-435-034-1155

GU-99 – 17-04-435-034-1299

GU 100 – 17-04-435-034-1300

GU 237 – 17-04-435-034-1428

GU 239 - 17-04-435-034-1430

UNOFFICIAL COPY

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.

Date ^{September} April 30, 2022

Grantor:

CHICAGO WATER 2407 LLC,
a Delaware limited liability company

By: Delaware Residences LLC,
a Delaware limited liability company,
Its sole member

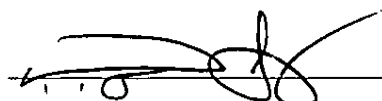
By: AGJ 2WD Parent LLC,
a Delaware limited liability,
its sole member

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: **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. 01EQ6019224
Qualified in New York County
Commission Expires Feb. 1, 2023

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED
CHICAGO WATER 2407 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

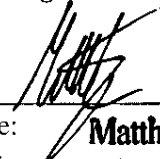
Grantee:

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

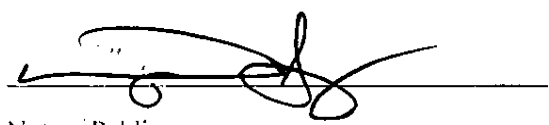
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By: 
Name: **Matthew Lazar**
Title: **Vice President**

Subscribed and sworn to before me 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

My commission expires: _____

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
CHICAGO WATER 2407 LLC]