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Doc# 2227741020 Fee \$88.00

This instrument prepared by and after recording return to:

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

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

KAREN A. YARBROUGH


COOK COUNTY CLERK

DATE: 10/04/2022 11:16 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, **JJ Silverlake 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 therunto, 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

17-04-435-034-1027 | 20220201623303 | 0-863-882-832

REAL ESTATE TRANSFER TAX

15-Apr-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

17-04-435-034-1027 | 20220201623303 | 1-891-117-96

* Total does not include any applicable penalty or interest due

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

JJ SILVERLAKE 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**

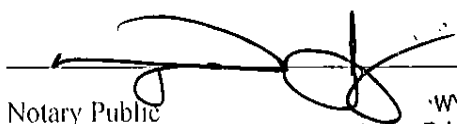
State of new york)

) 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
JJ SILVERLAKE LLC]

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 807 AND GU-240 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 NUMBER 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 MAY 27, 2010 AS DOCUMENT NUMBER 1014716029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THE DESCRIBED PARCEL 1 IS ALSO KNOWN AS LOT 1 IN THE WALTON ON THE PARK SOUTH SUBDIVISION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-145, 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 807 – 17-04-435-034-1027

GU-240 – 17-04-435-034-4131

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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.

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

Grantor:

JJ SILVERLAKE LLC,
a Delaware limited liability company

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

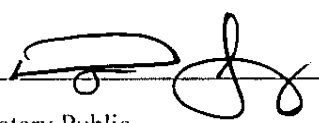
By: AGJ 2WD Parent LLC,
a Delaware limited liability,
its sole member

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 3 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

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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
JJ SILVERLAKE LLC]