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2231115029D

This instrument was prepared by:

42-52 N WALLER AVE LLC
2909 Quentin Road,
Brooklyn, NY 11219
917-439-3087

Doc# 2231115029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/07/2022 02:16 PM PG: 1 OF 6

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 26th day of October, 2022 by **42-52 N WALLER AVE LLC** a Illinois limited liability company (the "Grantor"), having an office at 2909 Quentin Road, Brooklyn, NY 11229, **FIFTEEN APT LLC**, a Delaware limited liability company and **WEBB MANOR APT LLC**, a Delaware limited liability company, as tenants in common, (the "Grantee"), having an address at 20 Regal Ct, Lakewood, NJ 08701.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby **GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to its successors and assigns, **FOREVER**, all the property situated in the County of Cook and State of Illinois known and legally described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

Together with all and singular easements, tenements, 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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Property as above-described, with the appurtenances, unto the Grantee, its successors and assigns forever. This conveyance is made subject to the easements, covenants, restrictions and conditions of record, and building lines and easements, if any, described on **EXHIBIT B** attached hereto and made a part hereof (the "Permitted Exceptions").

And Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as set forth in the Permitted Exceptions, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

42-52 N WALLER AVE LLC
an Illinois limited liability company

By: [Signature]

Name: Abraham Yaakov Levin

Title:

STATE OF New Jersey
COUNTY OF Ocean

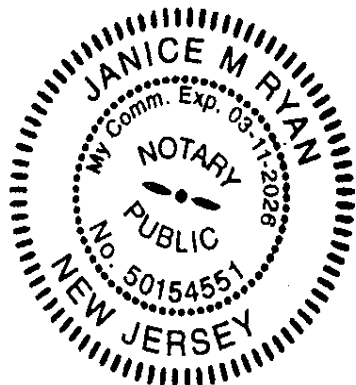
Abraham Yaakov

On the 21 day of October in the year 2022, before me, personally appeared Levin personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies) and that by his/her/their signature(es) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

Return to:
FIFTEEN APT LLC
20 regal Ct, Lakewood, NJ 08701

Tax Bills To:
FIFTEEN APT LLC
20 regal Ct, Lakewood, NJ 08701



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EXHIBIT A

Legal Description

Situated in the County of Cook, State of Illinois, to wit:

The South 1/2 of Lot 24 and all of Lots 25, 26, 27, 28 and Lot 29 (except the South 6 feet thereof in Block 4 in Henry Waller's Subdivision of the South 43 3/4 acres of the East 1/2 of the Southeast 1/4 of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 16-08-421-015-0000 and 16-08-421-016-0000

Commonly known as: 45-52 North Waller Avenue, Chicago, IL 60644

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EXHIBIT

Permitted Exceptions to Title

1. ALL TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. ACTS DONE OR SUFFERED BY GRANTEE.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.
4. SPECIAL ASSESSMENTS CONFIRMED AFTER THE CONTRACT DATE
5. BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD
6. ZONING LAWS AND ORDINANCES
7. EASEMENTS FOR PUBLIC UTILITIES
8. DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT.
9. EXISTING UNRECORDED LEASES, IF ANY.

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REAL ESTATE TRANSFER TAX

04-Nov-2022



CHICAGO:

27,000.00

CTA:

10,800.00

TOTAL:

37,800.00

16-08-421-015-0000

20221101681715



1-977-805-1366



* Total does not include any applicable penalty or interest due.

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CLERK OFFICE
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CLERK OFFICE
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
1150 S. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

		COUNTY:	1,800.00
		ILLINOIS:	3,600.00
		TOTAL:	5,400.00
16-08-421-015-0000		20221101681715	0-350-120-272