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23047340031

This Instrument Prepared by:
Kerri Garipoli, Esq.
Goodwin Procter LLP
The New York Times Building
620 Eighth Avenue
New York, NY 10018
After Recording Return to:
Brad M. Wolfe, Esq.
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Pkwy, #1300
Atlanta, GA 30339

Doc# 2304734003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/16/2023 09:13 AM PG: 1 OF 5

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

20153373
4089

MONTROSE AND CLARENDON, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o PGIM, Inc. 655 Broad Street, 14th Floor, Newark, NJ 07102, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **CLARENDEUX LLC**, an Illinois limited liability company ("Grantee"), located at 305 Pitt Street, Mount Pleasant, SC 29464, Attn: Scott McElhaney, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.


Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.



This Deed is made without any covenant, warranty or representation by, or recourse against, Grantor except to the extent expressly provided herein. By acceptance of this Deed, Grantee specifically acknowledges that, Grantee is not relying on (and Grantor does hereby

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disclaim and renounce) any representations or warranties of any kind or nature whatsoever, whether oral or written, express, implied, statutory or otherwise, from Grantor, regarding or relating to (a) the operation of the Real Property or uses or merchantability or fitness of any portion of the Real Property for a particular purpose, or (b) the physical condition of the Real Property or the condition or safety of the Real Property or suitability of the Real Property for a particular purpose. Grantor hereby disclaims and, by its acceptance of this Deed Grantee hereby waives and releases, any implied or statutory warranties or guaranties of fitness, merchantability or any other statutory or implied warranty or guaranty of any kind or nature regarding or relating to the Real Property, including any warranty regarding the condition or status of Grantor's or Grantee's title to the Real Property, except to the extent expressly provided herein. Grantee acknowledges and agrees that the provisions of this paragraph were a material factor in Grantor's agreement to convey the Real Property to Grantee and Grantor would not have conveyed the Real Property to Grantee unless Grantor expressly released and Grantee waives the rights as set forth in this paragraph.

[Remainder of page intentionally blank]

REAL ESTATE TRANSFER TAX		16-Feb-2023
	CHICAGO:	26,580.00
	CTA:	10,632.00
	TOTAL:	37,212.00 *
14-16-103-006-0000 20230201648126 1-142-852-880		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Feb-2023
	COUNTY:	1,772.00
	ILLINOIS:	3,544.00
	TOTAL:	5,316.00
14-16-103-006-0000 20230201648126 1-814-548-304		

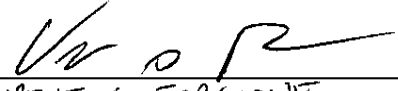
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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of February 13, 2023 to be effective as of February 15 2023.

GRANTOR:

MONTROSE AND CLARENDON, LLC, a Delaware limited liability company

By: Montrose and Clarendon Holdings, LLC, a Delaware limited liability company, its sole member

By: 
Name: VINCENT G. FORGIOME
Title: Authorized Signatory

MAIL TAX BILLS TO:
Clarendex LLC
1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067
Attn: Seth Bell

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

THE WEST 103 FEET OF THE SOUTH 147 FEET (EXCEPT THE NORTH 14 FEET OF THE EAST 51.6 FEET THEREOF) OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
4401-4415 N. Clarendon Ave.
Chicago, IL 60640

PIN#: 14-16-103-006