

UNOFFICIAL COPY

**SPECIAL
WARRANTY DEED
(Illinois)**



Mail to:
JCW & Family LLC
153 E 111th St #3
Chicago IL 60628

Doc# 2314622031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 12:15 PM PG: 1 OF 6

Name and Address of Taxpayer:
JCW & Family, LLC
153 E. 111th St Apt 3
Chicago, IL 60628

RECORDER'S STAMP

THE GRANTOR(S), AAIA RML, LLC, an Iowa Limited Liability Company, created and existing under and by virtue of the laws of the State of Iowa and duly authorized to transact business in the State of Iowa, and pursuant to authority given by the Manager(s) of said Company, for consideration of ten (10) and 00/100 dollars and other good and valuable consideration in hand paid, CONVEYS, GRANTS AND SELLS to

JCW & FAMILY LLC,

An Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, currently maintaining office at 153 E. 111th St Apt 3 Chicago IL 60628, and pursuant to authority given by the Managers of said Company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 491 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 149 FEET), IN COOK COUNTY, ILLINOIS.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or maybe, in any manner encumbered, except as herein recited, and that Grantor lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number: 20-29-221-002-0000

Property Address: 7305 S Sangamon St
Chicago, IL 60621

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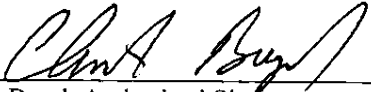
Dated this 24th day of January, 2023

AAIA RML, LLC

By: Athene Annuity and Life Company, its sole member

By: Apollo Insurance Solutions Group, LP, its investment advisor

By: AISG GP LP, its general partner



BY Clint Boyd, Authorized Signer

STATE OF _____ }
COUNTY OF _____ } SS.

I, _____ a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Clint Boyd, Authorized Signer, personally known to me or have proved based on satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and notarial seal this _____, 2023

Notary Public

(See attached)

Property of Cook County Clerk's Office

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

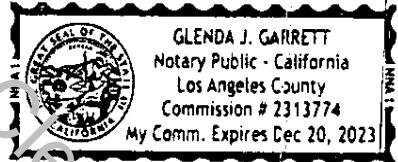
On January 24, 2023 before me, Glenda J. Garrett
(insert name and title of the officer)

personally appeared Clint Boyd
who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



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EXHIBIT "A" Property Description

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

Lot 491 in Downing and Phillip's Normal Park addition, a subdivision of the East half of the Northeast Quarter of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, (except the South 149 feet), in Cook County, Illinois.

For informational purposes only:

Being known as:

7305 South Sangamon Street, Chicago, IL 60621

County: Cook State: IL

Section(s) 29

Block(s) NA

Lot(s) 491

Tax ID/Parcel ID: 20-29-221-002-0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

25-May-2023



CHICAGO:	750.00
CTA:	300.00
TOTAL:	1,050.00 *

20-29-221-002-0000 | 20230501630172 | 1-859-234-512

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

Property of Cook County Clerk's Office

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20-29-221-002-0000

20230501630172

0-517-057-232

COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

Property of Cook County Clerk's Office

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

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