

UNOFFICIAL COPY

Return To:

AXXE Properties, Inc. A Illinois Corporation
4146 Elm Avenue
Lyons, IL 60534-1432

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

AXXE Properties, Inc. A Illinois Corporation
4146 Elm Avenue
Lyons, IL 60534-1432

File: NIL-1319575

RECORDING REQUESTED BY
NETCO TITLE COMPANY



Doc# 2318822006 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2023 10:00 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 27th day of June, 2023, by and between AAIA RML, LLC, whose mailing address is c/o Apollo ISG LP, 2121 Rosecrans Avenue, Suite 5300, El Segundo, CA 90245, hereinafter called GRANTOR, grants to AXXE PROPERTIES, INC. An ILLINOIS CORPORATION, whose address is 4146 Elm Avenue, Lyons, IL 60534-1432, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


P.I.N.: 25-03-218-014-0000



Property Address: 641 East 89th Street, Chicago, IL 60619

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that

REAL ESTATE TRANSFER TAX	07-Jul-2023
	
CHICAGO:	487.50
CTA:	195.00
TOTAL:	682.50 *

REAL ESTATE TRANSFER TAX	07-Jul-2023
 	
COUNTY:	32.50
ILLINOIS:	65.00
TOTAL:	97.50

25-03-218-014-0000 | 20230701665527 | 1-748-770-512

25-03-218-014-0000 | 20230701665527 | 0-638-983-888

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

UNOFFICIAL COPY

the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

AAIA RML, LLC , an Iowa Limited Liability Company
By: Apollo Insurance Solutions Group LP, its attorney-in-
fact
By: AISG GP Ltd., its General Partner

BY: Clint Boyd
Authorized Signer

Clint Boyd
Printed name/title

STATE OF _____)

COUNTY OF _____)

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this _____, 20____, by _____, who is the/a _____ of AISG GP Ltd., its General Partner for Apollo Insurance Solutions Group LP, its attorney-in-fact for AAIA RML, LLC who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

Notary Public
My commission expires _____

See Attached

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

UNOFFICIAL COPY

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

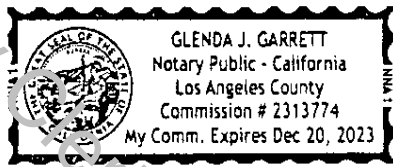
On June 27, 2023 before me, Glenda J. Garrett
(insert name and title of the officer)

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  (Seal)



UNOFFICIAL COPY

EXHIBIT A

Lot 17 in Block 20 Dauphin Park, being a subdivision by the Calumet and Chicago Canal and Dock Company of the East 1/2 of the Northeast 1/4 of Section 3, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 641 East 89th Street, Chicago, IL 60619 in the County of Cook

Parcel Number: 25-03-218-014-0000

Property of Cook County Clerk's Office