

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY

UNOFFICIAL COPY



Doc# 2330715038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/03/2023 04:19 PM PG: 1 OF 3

Mail to:

ALBERT C. BETTUZZI

ATTORNEY AT LAW

1021 S. VINE AVE.

PARK RIDGE, IL 60068

Name & Address of Taxpayer:

KINGDOM LAND COMMUNITY HOLDINGS, LLC

7301 W. 25TH STREET, STE 268

NORTH RIVERSIDE, IL 60546

(Space for Recorder's Use)

THE GRANTOR(S), ALIA RML, LLC, AN IOWA LIMITED LIABILITY COMPANY

7700 MIDLANDS CIVIC PKWY

of the CITY of WEST DES MOINES, County of DALLAS State of IOWA

for and in consideration of \$150,000.00 (ONE HUNDRED FIFTY THOUSAND AND NO CENTS) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and SELLS to

THE GRANTEE(S), KINGDOM LAND COMMUNITY HOLDINGS, LLC,

(Grantee's Address) 7301 W. 25TH STREET, STE 268

of the VILLAGE of NORTH RIVERSIDE, County of COOK State of ILLIONIS

in the form of ownership: FEE SIMPLE

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

LOT 2 IN JAMES ADAMS RESUBDIVISION OF LOTS 19 AND 20 IN CUMMING'S GARFIELD BOULEVARD ADDITION BEING A SUBDIVISION OF LOT 2 IN BLOCK 3 AND LOT 2 IN BLOCK 4 IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THERETO: TO HAVE AND TO HOLD THE SAME, WITH THE APPURTENANCES THERETO, FOREVER, SUBJECT TO THE FOLLOWING MATTERS: GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE, ANY SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE; BUILDING, BUILDING LINE AND USE OF OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES, EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

REAL ESTATE TRANSFER TAX		01-Nov-2023
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00 *

16-14-313-019-0000 | 20231001651925 | 2-089-215-952

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

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

~~hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois~~

Permanent Index Number(s): 16-14-313-019-0000

Property Address: 3913 W. POLK ST., CHICAGO, IL 60624

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Dated this 27<sup>th</sup> day of Oct, 2023

AAIA RML, LLC

By: Apollo Insurance Solutions Group LP, its attorney in fact

By: AISG GP Ltd., its General Partner

By: Clint Boyd

Name: Clint Boyd

Title: Authorized Signer

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Clint Boyd, authorized signer

personally known to me to be the same person(s) whose name(s) 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023 .

\_\_\_\_\_  
Notary Public

(Seal)

My commission expires: \_\_\_\_\_

**SEE ATTACHMENT FOR NOTARY PUBLIC**

\_\_\_\_\_  
COUNTY ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

ANTHONY N. PANZICA

ATTORNEY AT LAW

2510 W. IRVING PARK ROAD UNIT A

CHICAGO, IL 60618

\_\_\_\_\_  
or  
Exempt under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act.  
Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		03-Nov-2023
	COUNTY:	25.00
	ILLINOIS:	50.00
	TOTAL:	75.00
16-14-313-019-0000   20231001651925   0-700-749-776		

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE S 1189



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

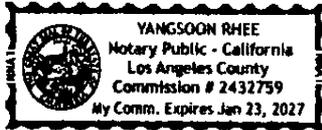
On 10/27/2023 before me, Yangsoon Rhee, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Clinton Boyd  
Name(s) of Signer(s)

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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited = General  
 Individual = Attorney in Fact  
 Trustee  Guardian or Conservator  Other:

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual = Attorney in Fact  
 Trustee n Guardian or Conservator F] Other:

Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_