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Doc# 2401113211 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 12:04 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20231201601050
ST/CO Stamp 0-465-487-920 ST Tax \$425.00 CO Tax \$212.50

MAIL TO:

Phillip Curi
2 North Field Plaza Ste 315
North Field, IL 60093

GRANTEE'S ADDRESS

SEND TAX BILLS TO:

Greenhouse Holdings, LLC
119 Hollywood Ct.
Wilmette, IL 60091

ABOVE SPACE FOR RECORDERS USE ONLY

GRANTOR, ATCF REO HOLDINGS LLC, a Florida limited liability company duly authorized to transact business in the State of Illinois, whose mailing address is 150 S. Pine Island Road Suite 417, Plantation, FL 33324, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby grants, bargains, sells, and conveys to **GRANTEE(S)**, GREENHOUSE HOLDINGS, LLC an Illinois limited liability company, whose mailing address is 119 Hollywood Court, Wilmette, IL 60091, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

LOTS 10 AND 11 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-20-100-025-0000

Address of Real Estate: 8732 Ferris Avenue, Morton Grove, IL 60053

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to general Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants, conditions and restrictions of record, if any; party wall rights and agreements, if any; and any other matters of record.

DATED this December 21, 2023.

ATCF REO HOLDINGS LLC, a Florida limited liability company
By its Manager, Alterna Capital Management LLC

Albert Friedman
By Albert Friedman, its Manager

Fidelity National Title
OC23021045

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STATE OF FLORIDA)
) SS
COUNTY OF Broward)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me, Albert Friedman as Manager of Alterna Capital Management LLC, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager, they signed and delivered the said instrument, pursuant to authority given by the Members of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this December 21, 2023.

(Impress Seal Here)

(My Commission Expires 2/6/26)


Notary Public



SUSAN FRIEDERWITZER
Commission # HH 211691
Expires February 6, 2026

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 09789 AMOUNT \$ 1225.00 DATE 1-3-24
ADDRESS 8732 FELIX
(VOID IF DIFFERENT FROM DEED)
BY [Signature]

Prepared by:
Brian P. Hanlon – Hanlon LLC Law Office
364 Pennsylvania Ave. – Suite 2W, Glen Ellyn, IL 60137

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Jan-2024



COUNTY:	212.50
ILLINOIS:	425.00
TOTAL:	637.50

10-20-100-025-0000

| 20231201601050 | 0-465-487-920