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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 3

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CCH# 2306010LM DG
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Doc ID 20240201638123

ST/Co Stamp 0-435-532-336 ST Tax \$607.50 CO Tax \$303.75

City Stamp 1-145-156-144 City Tax \$6,378.75

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of February, between **APH COOK I LLC**, a Delaware limited liability company, having an address of 10 Sterling Blvd Suite 302, Englewood, NJ 07631, party of the first part, and **TLH TD EQUITIES II, LLC**, a Delaware limited liability company, having an address of 10 Sterling Blvd Suite 302, Englewood, NJ 07631, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Authorized Signatory of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 31 IN BLOCK 7 IN W. M. DERBY'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4142 W Jackson Blvd, Chicago, IL 60624

PIN: 16-15-214-028-0000

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 and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies.

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

(signatures to follow)

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused their name to be signed to this Deed on 22nd day of February, 2024.

GRANTOR:

APH COOK I LLC,
a Delaware limited liability company

By: Rhys Smith
Name: Rhys Smith
Its: President

STATE OF New Jersey)
COUNTY OF Bergen) ss:

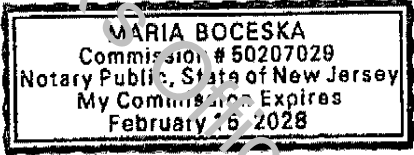
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rhys Smith, the President of APH COOK I LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of February, 2024.

M. Boceska
Notary Public

Mail future tax bills to:

TLH TD EQUITIES II, LLC
10 Sterling Blvd
Suite 302
Englewood, NJ 07631



Mail recorded deed to:

AM Law LLC
Matthew Marchman
100 N LaSalle St
Suite 1500
Chicago, IL 60602