



Doc# 2408910013 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/29/2024 12:49 PM

PAGE: 1 OF 5

THIS DOCUMENT WAS )  
PREPARED BY AND AFTER )  
RECORDING RETURN TO: )

Meltzer, Purtill & Stelle LLC )  
125 South Wacker Drive )  
Suite 2900 )  
Chicago, Illinois 60606 )  
Attn: Samuel Schumer )

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

TGL CAPITAL HOLDINGS LLC, an Illinois limited liability company (the "Grantor"), having an address at 6907 North Latrobe Ave., Skokie, Illinois 60077, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by RFLF 3, LLC, a Delaware limited liability company (the "Grantee"), having an address at 222 W. Adams St., Suite 2150, Chicago, Illinois 60606, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with any buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, its legal representatives, successors and assigns, in fee simple, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to those items shown on the attached Exhibit B.

[signature page follows]

REAL ESTATE TRANSFER TAX

29-Mar-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-07-321-041-0000

| 20240301666030 | 1-191-859-760

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the 27<sup>th</sup> day of JAN., 2024.

TGL CAPITAL HOLDINGS LLC,  
an Illinois limited liability company

By: [Signature]  
Name: Joe Zirkovic  
Its: Manager/President

STATE OF IL)  
COUNTY OF Cook)

On 1/27 2024, before me, the undersigned, a notary public in and for said State, personally appeared JOE ZIRKOVIC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity for the uses and purposes herein set forth.

Frances V. Owoc  
Notary Public

My Commission Expires:  
9/5/2027



SEND SUBSEQUENT TAX BILLS TO:  
RFLF 3, LLC  
222 W. Adams St., Suite 5150  
Chicago, Illinois 60606

Exempt under the provisions of Paragraph (l), Section 31-45, of the Illinois Property Tax Code (35 ILCS 200/31-45(l))

2/1/24  
Date Representative of Grantor

REAL ESTATE TRANSFER TAX		29-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOTS 54 AND 55 IN JOHN R WILLIAMS SUBDIVISION OF LOT 2 AND LOT 1 (EXCEPT THE NORTH 258 FEET OF THE SOUTH 390 FEET OF THE EAST 165 FEET) IN THE SUBDIVISION OF THE SOUTHEAST ¼ OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2208-12 West Lawrence Avenue, Chicago, IL 60625

PIN(S): 14-07-321-041-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### Permitted Exceptions

1. SPECIAL SERVICE AREA NUMBER 21 (YEARS 2006-2015). THIS LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL AREA AS DISCLOSED BY AN ORDINANCE RECORDED AS DOCUMENT NO. 0635431072 AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
2. MORTGAGE DATED MARCH 15, 2021 BY TGL CAPITAL HOLDINGS, LLC TO RFLF 3, LLC AND RECORDED ON APRIL 16, 2021 AS DOCUMENT NUMBER 2110628366, IN THE AMOUNT OF \$4,650,000.00.
3. NOTICE OF FORECLOSURE RECORDED ON JULY 19, 2023 AS DOCUMENT NO. 2320028168.
4. ACTS DONE OR SUFFERED BY GRANTEE, OR ANYONE CLAIMING UNDER GRANTEE.

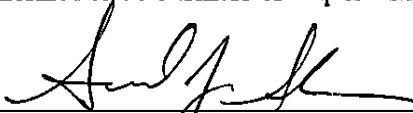
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

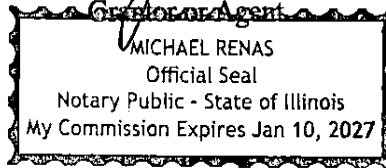
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3/12/24

Signature: 

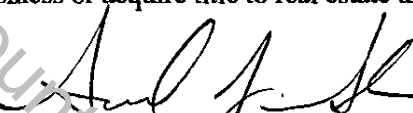
Subscribed and sworn to before me by the said Samuel Schumer, dated 3/12/24.



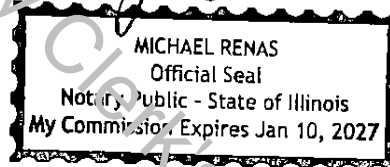
Notary Public 

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3/12/24

Signature: 

Subscribed and sworn to before me by the said Samuel Schumer, dated 3/12/24.



Notary Public 

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**