

# UNOFFICIAL COPY



Doc# 2411307004 Fee \$88.00  
 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
 KAREN A. YARBROUGH  
 COOK COUNTY CLERK'S OFFICE  
 DATE: 4/22/2024 10:40 AM  
 PAGE: 1 OF 3

## SPECIAL WARRANTY DEED

**This Instrument Prepared By:**  
 THOMAS ALLGOOD III, Bar No. 6340756  
 o/b/o BC LAW FIRM, P.A.  
 1521 CONCORD PIKE SUITE 301  
 WILMINGTON, DE 19803

THIS INDENTURE made on 20<sup>th</sup> day of March, 2024, by and between **AUTOMATION FINANCE REPERFORMANCE FUND IV LLC**, duly authorized to transact business in the STATE of Illinois, party of the first part, and **AP88 TRUST**, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of **Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$62,500.00)**, and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does grant, bargain, sell and convey unto the party of the second part, and it's assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

The land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

**LOT 4 IN ST. SALOMAE'S FIRST SUBDIVISION OF THE WEST 141 FEET OF BLOCK 6 OF THE FIRST ADDITION TO KENSINGTON IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO AUTOMATION FINANCE REPERFORMANCE FUND IV LLC FROM 5AIF SYCAMORE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED RECORDED ON FEBRUARY 22, 2024 IN DOC NO. 2405306102**

APN: 25-22-322-004-0000  
 Property Address: 11809 S INDIANA AVENUE, CHICAGO, IL 60628  
 This instrument was prepared without the benefit of a title examination.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR 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	22-Apr-2024
COUNTY:	31.25
ILLINOIS:	62.50
TOTAL:	93.75

25-22-322-004-0000 | 20240401681413 | 2-025-345-328

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REAL ESTATE TRANSFER TAX	22-Apr-2024
CHICAGO:	468.75
CTA:	187.50
TOTAL:	656.25 *

25-22-322-004-0000 | 20240401681413 | 2-140-557-616  
 \* Total does not include any applicable penalty or interest due.



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## 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 Contra Costa )

On March 26, 2024 before me, Eric Melara, Notary Public,  
(insert name and title of the officer)

personally appeared Paul Birkett  
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)



Property of Contra Costa County Clerk's Office