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Doc# 2411307004 Fee \$88.00 ILRHSP FEE:S18.00 RPRF FEE:S1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE DATE: 4/22/2024 10:40 AM

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SPECIAL WARRANTY DEED

This Instrument Propared By:
THOMAS ALLGOGO II Bar No. 6340756
o/b/o BC LAW FIRM, I A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803

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

LOT 4 IN ST. SALOMAE'S FIRST SUBDIVISION OF THE WEST 142 FEET OF BLOCK 6 OF THE FIRST ADDITION TO KENSINGTON IN THE NORTH 1/2 OF THE SCOTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCYPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO AUTCMATION FINANCE REPERFORMANCE FUND IV LLC FROM 5AIF SYCAMORE 2, LLC, A DELANTARE 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.

l of 2

REAL ESTATE TRANSFER TAX		AX	22-Apr-2024
		COUNTY:	31.25
		ILLINOIS:	62.50
U		TOTAL:	93.75
25.22.32	2 004 0000	120240401681413	2-025-345-328

REAL ESTATE TRANS	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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Together with all and singular the 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 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 the said premises as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its 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 DEFEND as to matters of title.

IN WITAESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its nan e to be signed to these presents by its Agent, the day and year first above written.

Or Ox	AUTOMATION FINANCE REPERFORMANCE FUND IV LLC By: Name: PAUL BIRKETT
<u>C</u>	Title: MANAGING MEMBER
STATE OF	SS
COUNTY OF	40
On this date, before me personally a	ppeared,
	known to be the person who executed the foregoing instrument on
behalf of AUTOMATION FINANCE REPER executed the same as his/her free act and deed.	RFORMANCE FUND IV LLC and acknowledged that he/she
In Witness Whereof, I have hereunto	o set my hand and affixed my official seal in the State of
aforesaid, this day of, 20	
	Notary Public My term Expires:
	lyty term expires.
Recordation Requested By/Return to:	Send Tax Notices to:
SUMMIT SETTLEMENT SERVICES	AP88 TRUST

Recordation Requested By/Return to SUMMIT SETTLEMENT SERVICES 50 JORDAN STREET EAST PROVIDENCE, RI 02914 File No. AHP-144084-REO AP88 TRUST
6825 HOBSON VALLEY DRIVE
WHEATON, IL 60189

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ACKNOWLEDGMENT

A notary public or other officer completing this

who s attach	cate verifies only the identity of igned the document to which the ed, and not the truthfulness, acy of that document.	nis certificat	ate is				
State of County	California Contra Costa)					
On Ma	arch 25 2024 bef	ore me, E	Eric Melara, Notary Public, (insert name and title of the officer)				
<u>-</u>	C/x	, <u></u>	(insert name and title of the officer)				
nercona	lly appeared Paul Birkett						
who pro subscrib his/her/t	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(ics), 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.						
WITNES	SS my hand and official seal.		ERIC MELARA Notary Public - California Contra Costa County Commission # 2481966 My Comm, Explore 5				
Signatu	re Eu		My Comm. Expires Feb 16, 2028 (Seal)				
	•		Office				