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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/29/2024 11:08 AM Pg: 1 of 3

This document prepared by:
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Doc ID 20240401673303

ST/Co Stamp 2-127-778-096 ST Tax \$168.00 CO Tax \$83.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of April 2024, between **TLH TD Illinois Properties, LLC**, a Delaware limited liability company, having an address of 10 Sterling Blvd Suite 302, Englewood, NJ 07631, party of the first part, and **Sean L. Sutherland**, 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 7 IN BLOCK 7 IN CRYER'S STATE STREET ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 338 Oglesby Ave., Calumet City, IL 60409

PIN: 29-12-210-022-0000

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

REAL ESTATE TRANSFER TAX

66456 *MM 4/17/24*

Calumet City • City of Homes \$ 664

REAL ESTATE TRANSFER TAX

66457 *MM 4/17/24*

Calumet City • City of Homes \$ 664

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IN WITNESS WHEREOF, Grantor has caused their name to be signed to this Deed on 10th
day of April, 2024.

GRANTOR:

TLH TD Illinois Properties, LLC,
a Delaware limited liability company

By: [Signature]
Name: Rhys Smith ~~Debbie Marcantoni~~
Its: President
Authorized Signatory

STATE OF New Jersey)
) ss:
COUNTY OF Bergen)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rhys Smith, the President of TLH TD Illinois Properties, 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 10th day of April, 2024.

[Signature]
Notary Public
DYLAN N FASNACHT
Commission # 50206986
Notary Public, State of New Jersey
My Commission Expires
February 14, 2028

Mail future tax bills to:
Sean L. Sutherland
338 Oglesby Ave.
Calumet City, IL 60409

Mail recorded deed to:
Sean L. Sutherland
338 Oglesby Ave.
Calumet City, IL 60409