

UNOFFICIAL COPY

Prepared by:

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Doc#: 1600822031 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/08/2016 09:50 AM Pg: 1 of 5

and after recording return to:

William M. Brennan

Goldstine, Skrodzki, Russian,

Nemec and Hoff, Ltd.

835 McClintock Drive, Second Floor

Burr Ridge, Illinois 60527

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 11th day of December, 2015 between JOHN D. CREDEDIO ("Grantor"), and BROOKFIELD NORTH RIVERSIDE WATER COMMISSION, an Illinois unit of local government organized under Article 11, Division 135 of the Illinois Municipal Code (65 ILCS 5/11-135-1 et seq.) ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions or those that pre-date Grantor's ownership of the Property. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

011-1570 333

CCRD REVIEWER

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

By: *John D. Crededio*
Name: John D. Crededio

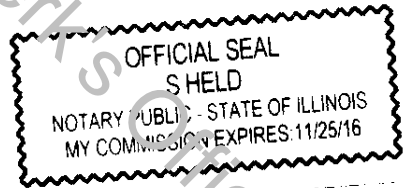
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)


On this 10th day of December, 2015, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared John D. Crededio, to me known, who, being by me duly sworn, did depose and say that, that the instrument was signed and sealed, and acknowledged execution of the instrument to be a voluntary act.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public
(Seal)



My Commission Expires: 11/25/16



REAL ESTATE TRANSFER TAX	07-Jan-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-17-413-028-0000 | 20151201651091 | 0-014-347-328

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Jan-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

16-17-413-028-0000 | 20151201651091 | 1-644-571-712

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH 6 SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 12 SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO, 200.12B6

12/11/15 Date
[Signature] Buyer, Seller or Representative

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Exhibit A

Legal Description

THE NORTH 140.00 FEET OF THE SOUTH 165.00 FEET OF THE WEST 200.00 OF THE EAST 225.00 FEET OF THE PARCEL OF LAND DESCRIBED AS FOLLOWS: THE SOUTH 3/4 (EXCEPT THE SOUTH 674 FEET OF SAID SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUT EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-17-415-028-0000

Commonly known as: 5720 West Taylor Street, Chicago, Illinois

Property of Cook County Clerk's Office

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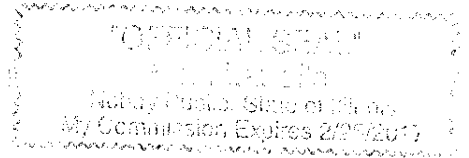
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____ 12/11 _____, 20_15_____


Signature




Subscribed and sworn to before me this 11th of December, 2015.

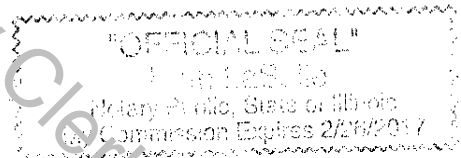

Notary Public

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 and hold title to real estate under the laws of the State of Illinois.


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____ 12-11 _____, 20_15_____


Signature



Subscribed and sworn to before me this 11th of December, 2015.


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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 15017663LP

COUNTY OF COOK

John D. Crededio, being duly sworn on oath, states that _____ resides at . . . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

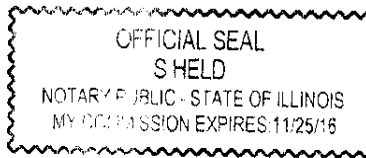
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- ② The division of subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

John D. Crededio
John D. Crededio



STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 7 of JANUARY, 2016.

[Signature]
Notary Public