



Doc#: 1605301017 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2016 09:41 AM Pg: 1 of 5

This document was prepared by:

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Applegate & Thorne-Thomsen
626 W. Jackson Blvd., Suite 400
Chicago, IL 60661

FIRST AMERICAN TITLE
FILE # 2308349

(10f3)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this 10th day of February 2016, by **BREAKING GROUND, INC.**, an Illinois not-for-profit corporation ("Grantor"), to **JOHNNIE ACOSTA**, an unmarried individual, whose mailing address is 3627 Wisconsin Avenue, Berwyn, Illinois ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters as they appear on Exhibit B attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

S Y
P 5
S N
SC Y
INT D
G L

REAL ESTATE TRANSFER TAX		17-Feb-2016
	COUNTY:	97.50
	ILLINOIS:	0.00
	TOTAL:	97.50
16-31-310-008-0000 20160201667750 0-252-865-088		

THE CITY OF BERWYN, IL
REAL ESTATE TRANSFER TAX
1950.00
COLLECTOR'S OFFICE
2/19/16

UNOFFICIAL COPY

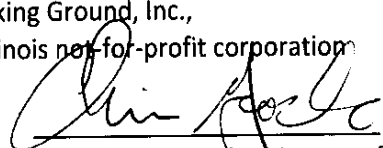
Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:

Breaking Ground, Inc.,
an Illinois not-for-profit corporation

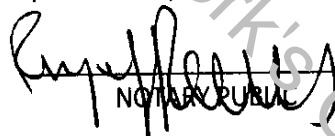
By:


Christopher Goode, Director of
Construction and Development

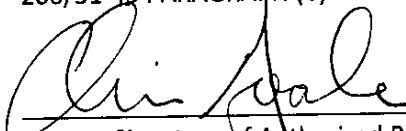
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christopher Goode, personally known to me to be the Director of Construction and Development of Breaking Ground, Inc., an Illinois not-for-profit corporation, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9 day of February, 2016.


NOTARY PUBLIC

EXEMPT PURSUANT TO 35 ILCS
200/31-45 PARAGRAPH (b)



Signature of Authorized Party

Dated: February 10, 2016

SEND SUBSEQUENT TAX BILLS TO:

Johnnie Acosta
3627 Wisconsin Avenue
Berwyn, Illinois 60402



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 29 AND THE SOUTH 1/2 OF LOT 30 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 6 IN HOME AVENUE ADDITION TO BERWYN, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 16-31-310-008-0000

Address of real estate: 3627 Wisconsin Avenue, Berwyn, IL 60402

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Encumbrances

1. Taxes Not Yet Due And Payable.
2. Covenants, conditions and restrictions of record disclosed on the Title Commitment issued by First American Title Insurance Company dated November 19, 2015 and revised January 21, 2016.
3. Acts of Grantee.

After recording, return to:

Johnnie Acosta
3627 Wisconsin Avenue
Berwyn, Illinois 60402

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, 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: February 10, 2016

Breaking Ground, Inc.,
an Illinois not-for-profit corporation

By: *Christopher Goode*
Christopher Goode, Director of Construction
and Development

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 10 DAY OF FEBRUARY, 2016.



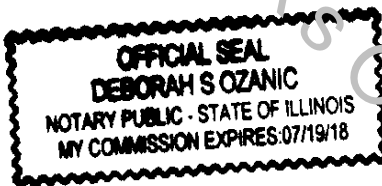
Notary Public *Angela Y Reeves*

The grantee or her 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.

Dated: February 10, 2016

Johnnie Acosta
Johnnie Acosta, an unmarried individual

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 12 DAY OF FEBRUARY, 2016.



Notary Public *Deborah S Ozanic*

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.

[Attached 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.]