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Doc#: 1625904113 Fee: \$42.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 09/15/2016 04:20 PM Pg: 1 of 3

160383500078

PREPARED BY:

Gerald B. Borden
 Whiteman Borden, LLC
 118 N. Clinton Street, Suite LL380
 Chicago, IL 60661

MAIL TAX BILL TO:

2525 Peterson LLC
 2525 W. Peterson Ave.
 Chicago, IL 60659

MAIL RECORDED DEED TO:

Tom P. Gregory, Esq.
 1410 Higgins Road, Suite 204
 Park Ridge, IL 60068

1/2

SPECIAL WARRANTY DEED

THE GRANTOR, Edgewater Uptown Building Corporation, an Illinois not-for-profit corporation, of the City of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to 2525 Peterson, LLC, an Illinois limited liability company, of Chicago, Illinois, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 8 IN BLOCK 3 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-01-405-001-0000
 Property Address: 2525 W. Peterson Ave., Chicago, IL 60659

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or 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.

Dated this 25th Day of August 20 16

ATGF, INC.

Frank S. Alschuler S ✓
 Edgewater Uptown Building Corporation,
 an Illinois not-for-profit corporation

By: **Frank Alschuler, President**

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

P 366
 S N
 SC ✓
 INT ✓

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frank Alschuler, as President of Edgewater Uptown Building Corporation, an Illinois not-for-profit corporation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

REAL ESTATE TRANSFER TAX	31-Aug-2016
CHICAGO:	5,062.50
CTA:	0.00
TOTAL:	5,062.50 *

REAL ESTATE TRANSFER TAX	31-Aug-2016
COUNTY:	337.50
ILLINOIS:	0.00
TOTAL:	337.50

13-01-405-001-0000 | 20160801650197 | 0-348-236-608

13-01-405-001-0000 | 20160801650197 | 1-783-540-544

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

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Given under my hand and notarial seal, this 25th Day of August 20 16

Angela Joiner Jones
Notary Public
My commission expires: 9/19/2018

Exempt under 35 ILCS 200/31-45 paragraph (b)(3)
Section 4, Real Estate Transfer Act

Date: August 25, 2016



Frank S. Alschuler
Seller: Edgewater Uptown Building Corporation
By: Frank S. Alschuler, Inc. President

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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.

Dated August 30, 2016

Harold Conroy, ATG, as agent
Signature of Grantor or Agent

Subscribed and sworn to before me this

30th day of August, 2016
Day Month Year



Anne Regan
Notary Public

The grantee or the grantee's 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 August 30, 2016

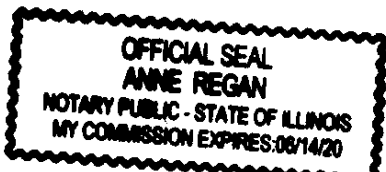
Harold Conroy, ATG, as agent
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

30th day of August, 2016
Day Month Year



Anne Regan
Notary Public