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Doc# 1634317020 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2016 09:59 AM Pg: 1 of 5

GIT 40021932 (1/5)
SPECIAL WARRANTY DEED

Dec ID 20161101686212
ST/CO Stamp 0-394-332-352

Prepared by:

James M. Vasselli/Jessica R. Fese
DEL GALDO LAW GROUP, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402

This SPECIAL WARRANTY DEED, made this 29 day of November, 2016 between the PROWISO PUBLIC PARTNERSHIP, NFP, an Illinois not-for-profit corporation, ("Grantor"), party of the first part, and LINDA GRIFFIN, *an individual residing in Illinois (collectively, "Grantee"), party of the second part. *A SINGLE PERSON



WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does, REMISE, RELEASE, ALIEN, GRANT, AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate situated in the County of Cook and State of Illinois:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

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 thereto, unto the party of the second part, its successors forever.

ALL HOMESTEAD RIGHTS ARE HEREBY RELEASED AND WAIVED.

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, its 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, the party of the first part WILL SPECIALLY WARRANT AND DEFEND,

REAL ESTATE TRANSFER TAX		05-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

15-08-403-076-0000 | 20161101686212 | 0-394-332-352

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SUBJECT TO: Covenants, conditions, and restrictions of record, general real estate taxes not due and payable as of the date hereof, building lines, easements and those exceptions set forth in Title Commitment File Number 40021932 as issued by Old Republic National Title Insurance Company, attached hereto as Exhibit B.

Address of Property: 430 Geneva Avenue, Bellwood, Illinois 60104

Permanent Real Estate Index Number: PIN: 15-08-403-076-0000

Mail To:

Linda Griffin
5413 St. Charles Road
Berkeley, Illinois 60163

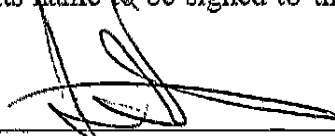
Name and Address of Taxpayer:

Linda Griffin
5413 St. Charles Road
Berkeley, Illinois 60163

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In Witness Whereof, said party of the first part has caused its corporate seal, if any, to be hereunder affixed, and has caused its name to be signed to these presents the day and year first written above.

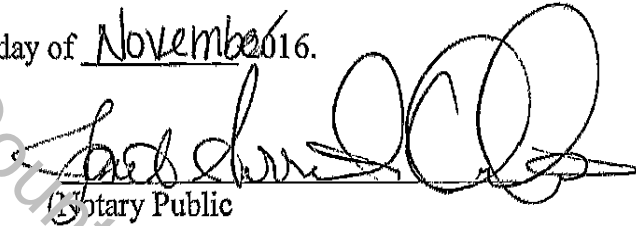
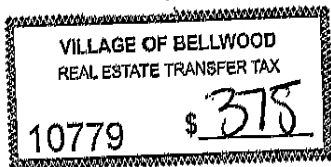


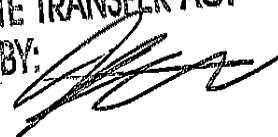
PROVISO PUBLIC PARTNERSHIP, NFP

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jesse D. Ross personally known to me to be the same person whose name is subscribed to the forgoing instrument, as agent for the Proviso Public Partnership, NFP, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of November 2016.


Notary Public

"EXEMPT UNDER PROVISIONS OF
PARAGRAPH 13, SEC. 4 OF THE
REAL ESTATE TRANSFER ACT
DATE 11-29-16 BY: 

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EXHIBIT A LEGAL DESCRIPTION

LOT 11 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 5 FEET OF LOT 12 IN BLOCK 9 IN THE RESUBDIVISION OF BLOCKS 5 TO 10, INCLUSIVE IN FIRST ADDITION TO HULBERT'S ST. CHARLES ROAD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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: Nov 29, 2016

Signature

Subscribed to and sworn before me this 29 day of Nov 2016.

Notary Public



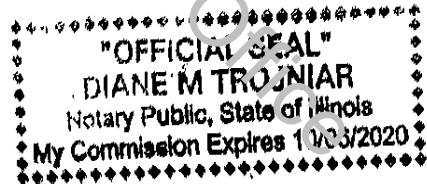
The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: Nov 29, 2016

Signature

Subscribed to and sworn before me this 29 day of Nov 2016.

Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)