

# UNOFFICIAL COPY



\*1703010043D\*

Doc# 1703010043 Fee \$44.00

## SPECIAL WARRANTY DEED STATUTORY (ILLINOIS) (CORPORATION TO INDIVIDUAL)

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2017 11:45 AM PG: 1 OF 4

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 27<sup>th</sup> day of January, 2017, between Breaking Ground, Inc., an Illinois not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, a party of the first part, and Kimberly A George, an unmarried woman, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars 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 of the Executive Director of Breaking Ground, Inc. by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part individually, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

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, her 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number: 16-09-102-006-0000

Address of real estate: 741 N. Lotus Ave, Chicago, IL 60644

REAL ESTATE TRANSFER TAX	30-Jan-2017
CHICAGO:	1,312.50
CTA:	0.00
TOTAL:	1,312.50

16-09-102-006-0000 | 20170101606293 | 0-692-042-944

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

REAL ESTATE TRANSFER TAX	30-Jan-2017
COUNTY:	87.50
ILLINOIS:	0.00
TOTAL:	87.50

16-09-102-006-0000 | 20170101606293 | 1-765-784-768

SY  
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Box 324  
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## EXHIBIT A

### LEGAL DESCRIPTION

THE NORTH 2/3 OF LOT 20 IN SUB BLOCK 2 OF BLOCK 5 IN MERRICK'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 16-09-102-006-0000

Address of real estate: 741 N. Lotus Ave, Chicago, IL 60644

Property of Cook County Clerk's Office


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## STATEMENT BY GRANTOR AND GRANTEE

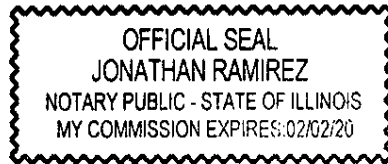
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 27, 2017

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

By:   
Jeff Dennis, Executive Director

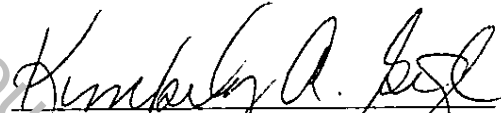
SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 27<sup>TH</sup> DAY OF JANUARY, 2017.



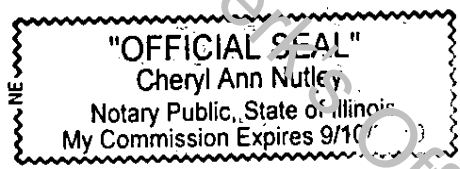
Notary Public 

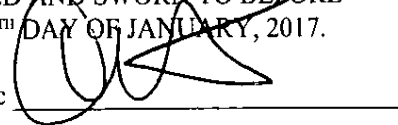
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: January 27, 2017

  
Kimberly A. George, an unmarried woman

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 27<sup>TH</sup> DAY OF JANUARY, 2017.



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.

[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.]