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Doc# 1703010043 Fee \$44,00

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

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-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

THIS AGREEMENT, made this 27th 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 thereunity 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: 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 TRA	30-Jan-2017	
	CHICAGO:	1,312.50
	CTA:	0.00
	TOTAL:	1,312.50 *
16-09-102-006-000	00 20170101606293	0-692-042-944

* Total does no	st include ar	v annlicable	penalty	or interest due
" Intal does n	ot include ar	iy applicable	penany	Of lifter eat date

REAL ESTATE	TRANSFER T	AX	30-Jan-2017
4	- Andrews	COUNTY:	87.50
	(SP.)	ILLINOIS:	0.00
		TOTAL:	87.50
16.00.102	-006-0000	20170101606293	1-765-784-768





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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Director, this 27th day of January, 2017.

Breaking Ground, Inc.,

an Illinois not-for-profit corporation

By:

Jeff Dennis, Executive Director

State of Illino's)

SS.

County of Cook

I, the undersigned, a Nothicy Public in and for said County, in the State aforesaid, do hereby certify that Jeff Dennis, personally know to me to be Executive Director 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 user and ourposes therein set forth.

Given under my hand and notarial seal th s 27 h day of January, 2017.

NOTARY PUBLIC

This transaction is exempt under the provisions of Section 45, Paragraph (b) of the Real Estate Transfer Tax Law (35 ILCS 200/31).

Seller Représentative

This instrument was prepared by: Diane K. Corbett, Esq Applegate & Thorne-Thomsen, P.C. 626 W. Jackson, Suite 400 Chicago, IL 60661

MAIL TO AFTER RECORDING AND SEND SUBSEQUENT TAX BILLS TO: Kimberly A. George 741 N. Lotus Ave Chicago, IL 60644 OFFICIA'S SEAL
JONATHAN RAMIREZ
NOTARY PUBLIC - STA'E OF ILLINOIS
MY COMMISSION EXPIRES (2.02/20

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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.

Rea. real est.

Cook County Of Cook County Clarks Office Permanent Real Estate Number: 16-09-102-006-0000 Address of real estate: 741 N. Lotus Ave, Chicago, IL 60644

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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[™] DAY OF JANUARY, 2017.

Notary Public

OFFICIAL SEAL JONATHAN RAMIREZ

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/02/20

Const & m

The grantee or his agent afternoon 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 bold 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

A. George

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF JANI

Notary Public

"OFFICIAL SEAL" Cheryl Ann Nutley

Notary Public, State of Illinois My Commission Expires 9/10/

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall he juilty 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.]