

# UNOFFICIAL COPY

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**This instrument prepared by:**

Michael M. Lorge  
Corporation Counsel  
Village of Skokie  
5127 Oakton Street  
Skokie, Illinois 60077

Doc#: 1729715044 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/24/2017 10:15 AM Pg: 1 of 4

Dec ID 20171001639439  
ST/CO Stamp 0-500-973-600

**When recorded return to:**

Michael J. Boyd  
Flannery, Hoover & Boyd, Ltd.  
1580 S. Milwaukee Ave., Suite 600  
Libertyville, Illinois 60048

## WARRANTY DEED

This WARRANTY DEED is made this 20<sup>th</sup> day of October, 2017, by **VILLAGE OF SKOKIE**, an Illinois municipal corporation, created and existing under and by virtue of the laws of the State of Illinois, whose address is 5127 Oakton Street, Skokie, Illinois, 60077 ("Grantor"), **FLORAL AVENUE, LLC.**, an Illinois corporation, ("Grantee"), whose address is 8149 Niles Center Road, Skokie, Illinois, 60077.

## WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, and for other valuable consideration, receipt of which is hereby acknowledged, DOES HEREBY CONVEY and WARRANT unto Grantee, its successors and assigns, FOREVER, the real property commonly known as 8103 Floral Avenue, situated in the Village of Skokie, County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances, if any, thereunto belonging, or in anyway appertaining and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances, if any:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, if any, unto the Grantee, its successors and assigns, forever.

SUBJECT TO the following, if any: covenants, conditions and restrictions of record; public and utility easement; special governmental taxes or assessments continued or unconfirmed; general real estate taxes for 2017 and subsequent years, if any.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

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VILLAGE OF SKOKIE,  
an Illinois municipal corporation

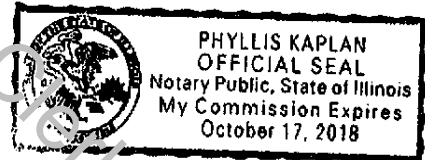
By: *John T. Lockerby*  
John T. Lockerby, Village Manager

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, PHYLLIS KAPLAN, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that John T. Lockerby, personally known to me to be the Village Manager for the **VILLAGE OF SKOKIE**, an Illinois municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such respective officer, appeared before me this day in person, and acknowledged that he signed and delivered such instrument as his free and voluntary act and as the free and voluntary act, and for the uses and purposes therein set forth.

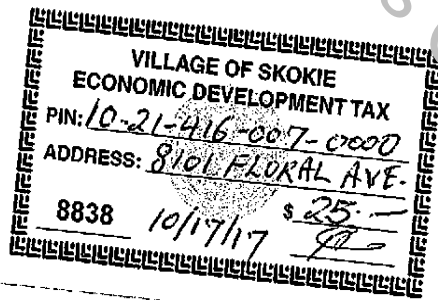
GIVEN under my hand and official seal this 20 day of October, 2017.

*Phyllis Kaplan*  
Notary Public  
My Commission expires OCTOBER 17, 2018



Mail Tax Bills to:

Floral Avenue Development, LLC  
8149 Niles Center Road  
Skokie, Illinois 60077



Exempt Under Provisions of Paragraph B  
Section 4, Real Estate Transfer Tax Act.

10/20/17  
Date           Buyer, Seller Representative

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 7 IN THE RESUBDIVISION OF FLORAL AVENUE SUBDIVISION PHASE II, BEING A RESUBDIVISION OF VARIOUS LOTS IN THE WEST ½ OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 8101 Floral Avenue, Skokie, Illinois 60077

PIN: 10-21-416-007-0000

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, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/20, 2017

[Signature]  
Signature

Anthony J. Zolnierczyk  
Print Name



Subscribed and sworn to before me this 20 of Oct., 2017.

[Signature]  
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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/20, 2017

[Signature]  
Signature

Anthony J. Zolnierczyk  
Print Name



Subscribed and sworn to before me this 20 of Oct., 2017.

[Signature]  
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.

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.