

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Corporation)

MAIL TO: Sharon A. Zogas & Assoc.

10020 S. Western Ave.

Chicago, IL 60643

NAME & ADDRESS OF TAXPAYER:

Sherman Investment Group, Ltd.

4831 W. 111th St.

Oak Lawn, IL 60453



Doc# 1835517059 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2018 04:28 PM PG: 1 OF 4

THIS INDENTURE, made this 5th day of December, 2018 between Christ Divine Care Ministry Fellowship, an Illinois not for profit corporation, and duly authorized to transact business in the State of ILLINOIS, party of the first part, and Sherman Investment Group Ltd., an Illinois corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the sole member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the State of ILLINOIS known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

**SUBJECT TO ANY AND ALL CONVENANTS, CONDITIONS, EASEMENTS
RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.**

Together with all and singular the hereditament and appurtenances thereunder belonging, or in any way appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns, forever.

PROPERTY ADDRESS: 7131 S. Damen, Chicago, Illinois 60636

P.I.N. (s) 20-30-200-017-0000 & 20-30-200-018-0000

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Authorized Signatory, the day and year above written.

REAL ESTATE TRANSFER TAX

21-Dec-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-30-200-017-0000 | 20181201662489 | 0-264-668-832

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

REAL ESTATE TRANSFER TAX

21-Dec-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-30-200-017-0000

| 20181201662489 | 0-689-126-048

bn

UNOFFICIAL COPY

Christ Divine Ministry Fellowship

BY: [Signature]
DUANE JEFFREY SHERMAN,
AUTHORIZED SIGNATORY

BY: [Signature]
CAROL SHERMAN,
AUTHORIZED SIGNATORY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DUANE JEFFREY SHERMAN AND CAROL SHERMAN PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED SIGNATORIES OF SAID NOT FOR PROFIT CORPORATION, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH, THEY SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY, GIVEN BY THE DIRECTORS OF SAID NOT FOR PROFIT CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID NOT FOR PROFIT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 5th DAY OF Dec, 2018.



[Signature]
NOTARY PUBLIC

This instrument prepared by:
Sharon A. Zogas & Associates, LTD.
10020 S. Western, Chicago, IL 60643

NAME AND ADDRESS OF PREPARER:

COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF REAL ESTATE TRANSFER TAX ACT.

SHARON A. ZOGAS & ASSOCIATES, LTD.
10020 South Western Avenue

12/5/18

(DATE)

Chicago, IL 60643

[Signature]

Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT A

LOTS 40 AND 41 IN BLOCK 2 IN B.F. JACOB'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL (EXCEPT THE SOUTH 627 FEET THEREOF) IN COOK COUNTY, ILLINOIS

PIN: 20-30-200-017-0000 & 20-30-200-018-0000

7131 S. DAMEN, CHICAGO, ILLINOIS

Property of Cook County Clerk's Office

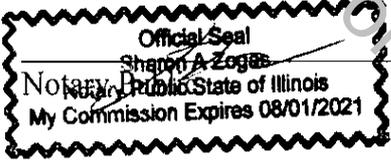
UNOFFICIAL COPY

STATEMENT BY GRANTOR/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 an 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 title to real estate under the laws of the State of Illinois.

Dated: 12/5, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 5 day of Dec, 2018.

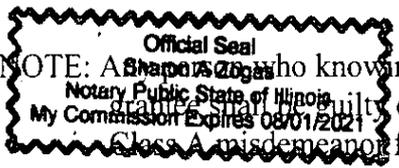


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 12/5, 2018 Signature: [Signature]
Grantee or Agent

Subscribe and sworn to before me by the said Agent this 5 day of Dec, 2018

[Signature]
Notary Public



NOTE: A grantor 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)