

UNOFFICIAL COPY

WARRANTY DEED
17011355LFE
(ILLINOIS)
(Not-for-profit Corporation to
Limited Liability Company)

100.
32
LW



19101340410

Doc# 1910134041 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2019 10:24 AM PG: 1 OF 3

THE GRANTOR

ESPERANZA COMMUNITY SERVICES, an Illinois not-for-profit corporation, of 520 N Marshfield Avenue, City of Chicago, County of Cook, State of Illinois for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to

1618-1624 GRAND LLC, a Delaware limited liability company, of 11 S. La Grange Road, Suite 202, La Grange, IL 60525

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: (a) general real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) public and utility easements; (d) acts done by or suffered through Buyer; (e) all special governmental taxes or assessments confirmed and unconfirmed; and (f) existing leases and tenancies.

Permanent Index Numbers (PINS): 17-07-224-029-0000, 17-07-224-030-0000, 17-07-224-031-0000, 17-07-224-032-0000

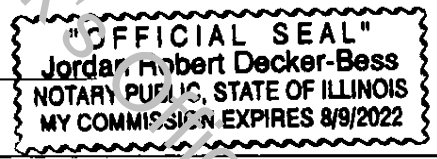
Address of Real Estate: 1618-1624 West Grand Avenue, Chicago, Illinois 60622

DATED this 19 day of March, 2019.

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURES

ESPERANZA COMMUNITY SERVICES

By: Joy Decker
Name: Joy Decker
Title: President



State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid

DO HEREBY CERTIFY that Joy Decker, President of ESPERANZA COMMUNITY SERVICES, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President she signed, sealed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of such not-for-profit corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of March, 2019.

Commission expires 8/9/2022

Jordan Robert Decker-Bess
NOTARY PUBLIC

This instrument was prepared by Michael Roberts, 305 N. Peoria St, Suite 200, Chicago, Illinois 60607

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Legal Description

PARCEL 1:

LOT 36 IN EMBREE'S SUBDIVISION OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 35 IN EMBREE'S SUBDIVISION OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:


LOT 34 IN EMBREE'S SUBDIVISION OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 33 IN FORBES SUBDIVISION, PART OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION, SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Exempt under Provision of Paragraph "B",
Section 4, Real Estate Transfer Act.

[Signature]
Date Buyer, Seller, Representative

REAL ESTATE TRANSFER TAX		20-Mar-2019
	CHICAGO:	10,950.00
	CTA:	0.00
	TOTAL:	10,950.00

17-07-224-029-0000 | 20190301624201 | 0-137-514-400

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

REAL ESTATE TRANSFER TAX		20-Mar-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-07-224-029-0000 | 20190301624201 | 0-144-305-568

MAIL TO:

Philip M. Fornaro
Fornaro Law
1022 S. La Grange Road
La Grange, IL 60525

NAME AND ADDRESS OF TAXPAYER:

1618-1624 Grand LLC
11 S. La Grange Rd., Unit 202
La Grange, IL 60525

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STATEMENT BY GRANTOR AND GRANTEE

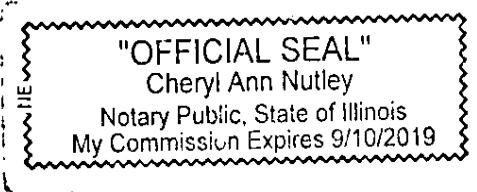
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 4/10, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____

this 10th day of April 2019.

[Signature]
Notary Public



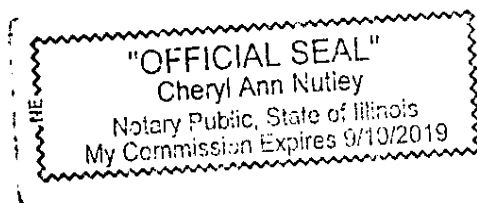
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 4/10, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____

this 10th day of April 2019.

[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.]