

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

19003170 LFE
100% LWD

THIS INDENTURE, made this 30th day of May, 2019 between Voice of the People in Uptown, Inc., a not for profit corporation created and existing under and by virtue of the laws of the State of Illinois, whose business address is 4861 N. Kenmore Ave., #1S, Chicago, IL, 60640, party of the first part, and

4853 N KENMORE LLC, whose address 4619 N. Ravenswood, # 304, Chicago, IL 60640, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:


See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto 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 in 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, its 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, its 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 party of the first part WILL WARRANT AND FOREVER DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. Par. B; and Chicago Transaction Tax Ordinance 3-33-060, par B.



Doc# 1915145040 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD M. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 05/31/2019 01:05 PM PG: 1 OF 5

REAL ESTATE TRANSFER TAX	30-May-2019
COUNTY:	300.00
ILLINOIS:	0.00
TOTAL:	300.00

After Recording Return to:

Scott A. Weinstein, Esq.
Field and Goldberg, LLC
Ten South LaSalle Street, Ste. 2910
Chicago, IL 60603

REAL ESTATE TRANSFER TAX	30-May-2019
CHICAGO:	4,500.00
CTA:	0.00
TOTAL:	4,500.00 *

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


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

Voice of the People in Uptown, Inc.,
an Illinois not for profit corporation

By: 
Name: Michael C. Rohrbeck
Title: Executive Director

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 Michael C. Rohrbeck, personally known to me to be the Executive Director of Voice of the People in Uptown, Inc., an Illinois not for profit corporation, and 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, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said corporation.

Given under my hand and official seal, this 30th day of May, 2019.

Commission expires 12/14 2022


NOTARY PUBLIC



This instrument was prepared by: James T. Buchholz, Esq.
Miner, Barnhill & Galland, P.C.
325 N. LaSalle St., Suite 350
Chicago, Illinois 60654

Send Subsequent Tax Bills To: 4853 N KENMORE LLC
4619 N. Ravenswood, # 304
Chicago, IL 60640

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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE SOUTH 25 FEET OF LOT 15 IN LILL'S SHERIDAN ROAD ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTHEAST 1/4 FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESSES: 4853 N KENMORE AVENUE
CHICAGO IL 60640

PIN: 14-08-416-007-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions of record.
2. General real estate taxes not yet due and payable at the time of Closing.
3. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
4. Existing leases and tenancies.
5. Public and utility easements, and easements of record.

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.

Voice of the People in Uptown, Inc.

Dated: May 30, 2019 Signature: *[Signature]* (Grantor or Agent)

*Michael Rohrbeck
Executive Director*

Subscribed and sworn to before me by the

said *Executive Director*

this 30th day of May, 2019

James T. Buchholz (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.

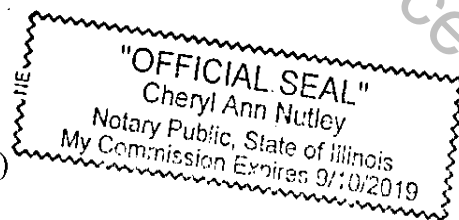
Dated: May 30, 2019 Signature: *[Signature]* (Grantor or Agent)

Subscribed and sworn to before me by the

said *[Signature]*

this *[Signature]* day of _____, 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.]