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Doc#: 1919813184 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/17/2019 10:51 AM Pg: 1 of 4

This Document Prepared By:

Karen Lamont
1824 W Stewart Ave
Park Ridge, IL 60068



Dec ID 20190701623838
ST/CO Stamp 0-221-755-488

After Recording Return To:
Marc Blumenthal
725. E. Dundee Road # 202
Arlington Heights, IL 60004
#12-128

19851037133PK-B101A

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CPAH CLT LLC, an Illinois limited liability company (hereinafter the "Grantor"), having its principal place of business at 400 Central, Suite 111, Highland Park, IL 60035, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Katarzyna Sobieraj-Tesar & Miles Tesar (hereinafter, "Grantee") who currently resides at 7431 N. Winchester Avenue, #203, Chicago, IL 60626 the following: THE BUILDING AND APPURTENANT IMPROVEMENTS ONLY, as presently erected on the premises situated in the County of Lake, State of Illinois described in Exhibit A, attached hereto and incorporated herein (the "Property").

** Wife and husband as tenants by the entirety

TO HAVE AND TO HOLD the herein described building and improvements, together with all rights, appurtenances, estates, title and interests thereto belonging, unto said Grantee, her heirs, successors and assigns forever. Subject to the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein, Grantor hereby warrants the title to said property against the lawful claims of all persons claiming by, through or under the said Grantor, but not further or otherwise.

It is the intention of Grantor that the real property underlying the buildings and improvements conveyed herein shall remain vested in CPAH CLT LLC and that this Special Warranty Deed shall convey only such buildings and improvements as are presently erected upon such property.

IN WITNESS WHEREOF, CPAH CLT LLC an Illinois limited liability company has caused this Special Warranty Deed to be executed as of this 10th day of JULY, 2019.

PIN: 10-24-305-006-000 (affects the land herein and other property)

CITY OF EVANSTON

EXEMPTION

* FORMERLY KNOWN AS COMMUNITY PARTNERS FOR AFFORDABLE HOUSING,

REAL ESTATE TRANSFER TAX

11-Jul-2019

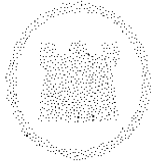


COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-24-305-006-000

| 20190701623838 | 0-221-755-488

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 19GST037033PK

For APN/Parcel ID(s): 10-24-305-006-0000

The leasehold estate (said leasehold estate being defined in paragraph 1.C. of the Alta Leasehold Endorsements attached hereto), created by the instrument herein referred to as the lease, executed by: CPAH CLT, LLC as lessor, and Katarzyna Sobieraj Tesar and Miles Tesar as lessee, dated 7/10/2019, which lease was recorded ^ as document ^, which lease demises the land for a term of 99 years beginning ^ and ending ^. Leasing the following described land:

Lot 6 in Block 2 in Ray Tenne's First Addition to Evanston, being a Subdivision of the Southwest 1/4 of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

property: 2212 Washington Street
Evanston, IL 60202

mail tax bill to:
Miles Tesar
2212 Washington St
Evanston, IL 60202-1528

Property of Cook County Clerk's Office

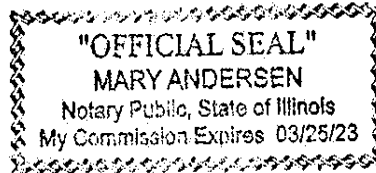
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STATEMENT BY GRANTOR AND GRANTEE

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: July 10, 2019



[Signature]

Signature
Bonnie J. Miller

Print Name

Subscribed and sworn to before me this 10 of July, 2019

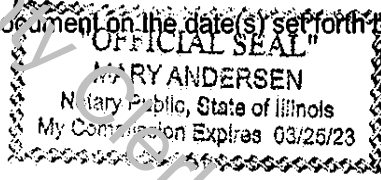
[Signature]

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.

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

Dated: July 10, 2019



[Signature]

Signature
Bonnie J. Miller

Print Name

Subscribed and sworn to before me this 10 of July, 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.