# **UNOFFICIAL COPY**



Doc# 1921433009 Fee \$93.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2019 10:44 AM PG: 1 OF 4

**Deed Prepared By:** 

Community Partners for Affordable Housing 800 S Milwaukee Ave., Suite 201 Libertyville, IL 60048

Opens

#### FOR RECORDING PURPOSES ONLY

### WARRANTY DEED

THIS WARRANTY DEED, is made and executed as of this day of April, 2019, by CPAH CLT, LLC, an Illinois limited liability company ("Grantor"), whose mailing address is 800 S. Milwaukee Ave., Suite 201, Libertyville, Illinois 60048, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, and by these presents does CONVEY AND WARRANT to LCRDC-MULTIFAMILY, LLC, an Illinois limited trability company ("Grantee"), whose mailing address is 800 S. Milwaukee Ave., Suite 201, Libertyville, Illinois 60048, and to its successors and assigns FOREVER, all the following real property situated in the County of Lake, in the State of Illinois, to wit:

### SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: (a) covenants, conditions and restriction of record; (b) private, public and utility easements and roads and highways, if any; (c) existing leases and tenancies, if any; (d) general real estate taxes not yet due and payable.

CITY OF EVANSTON **EXEMPTION** 

| REAL ESTATE TRANSFER TAX 31-Jul-201  |  |                  |               |
|--|--|------------------|---------------|
|  |  | COUNTY:          | 0.00          |
|  |  | ILLINOIS:        | 0.00          |
| The state of the s |  | TOTAL:           | 0.00          |
| 11-30-108-059-1034   |  | 20190501690143 I | 1-395-027-040 |

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# INOFFICIAL C

In witness whereof, Grantor has caused its name to be signed to these presents by its President this 44 day of April 2019.

CPAH CLT, LLC,

an Illinois limited liability company

By: Community Partners for Affordable Housing, an Illinois not-for-profit corporation, its sole member

By:

Robert Anthony

hs President

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Anthony, personally know to me to be the President of Community Partners for Affordable Housing, an Illinois not-for-profit corporation, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the foregoing instrument pursuant to authority given by said company, as her free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 44 day of Apr. 12019.

Commission expires | | | | | 2020

Notary Public

This transaction is exempt under the provisions of Section 45, Paragraph (b) of the Real Estate

Transfer Tax Law (35 ILCS 200/31).

SELLER REPRESENTATIVE

ALICIA M SANCHEZ OFFICIAL SE Notary Public, State of Illinois y Commission Expires November 01, 2020

AFTER RECORDING RETURN TO AND SEND SUBSEQUENT TAX BILLS TO:

LCRDC-MULTIFAMILY, LLC C/O CPAH

800 S. Milwaukee Ave., Suite 201

Libertyville, Illinois 60048

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### **EXHIBIT A - LEGAL DESCRIPTION**

#### PARCEL 1:

UNIT NUMBER 348-3 IN WILLIAMBURG MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 1 TO 4 IN BLOCK 3 IN AUSTIN'S RIDGE SUBDIVISION OF SOUTH EVANSTON IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27482066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 348 RIDGE AVENUE #3, EVANSTON, ILLINOIS 60202

PIN: 11-30-108-059-1034

#### PARCEL 2:

PARCEL 1: UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERES IN THE COMMON ELEMENTS IN 718 MULFORD AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0620918004, IN THE NORTHWEST 1/4 OF SECTION 30, 10 WNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-1 AND STORAGE SPACE NO 11, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 718 MULFORD STREET #2N, VANSTON, ILLINOIS 60202 PIN: 11-30-114-052-1002

#### PARCEL 3:

LOT 6 IN BLOCK 4 IN FOWLER AND CARNEYS ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1524-1526 FOWLER AVENUE, EVANSTON, ILLINOIS 60201 PIN: 10-13-304-018-0000

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## **UNOFFICIAL COPY**

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

#### **GRANTOR SECTION**

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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 Thinois.

DATED: SIGNATURE: SIGNATURE: SIGNATURE: SIGNATURE: Subscribed and sworn or before me, Name of Notary Public:

By the said (Name of Grantor): PORY HALLOW AFFIX NOTARY STAMP BELOW

On this date of: SIGNATURE: Pacual And Services and Notary Public:

NOTARY SIGNATURE: Pacual And Services and Notary Public: AFFIX NOTARY STAMP BELOW

NOTARY SIGNATURE: Pacual And Services and Signature.

RACHEL VAWTER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires August 26, 2020

#### **GRANTEE SECTION**

The <u>GRANTEE</u> or her/his agent affirms and verifies that the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) 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: S | 3 |, 20 / 9

SIGNATURE:

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the CRINTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): ROPKI ANALOUM

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 3 |, 20 | 9

NOTARY SIGNATURE: KACULULULU

RACHEL VAWTER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 28, 2020

### **CRIMINAL LIABILITY NOTICE**

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)