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Doc# 1921433009 Fee \$93.00

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

EDWARD 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

FOR RECORDING PURPOSES ONLY

WARRANTY DEED

THIS WARRANTY DEED, is made and executed as of this 4th 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 liability 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-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

11-30-108-059-1034 | 20190501690143 | 1-395-027-040

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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 ¼ OF SECTION 30, TOWNSHIP 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, EVANSTON, 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 ¼ 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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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 Illinois.

DATED: 5 | 3 | 2019

SIGNATURE: *Robert Anthony*
GRANTOR or AGENT

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

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

Rachel Vawter

By the said (Name of Grantor): *Robert Anthony*

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 3 | 2019

NOTARY SIGNATURE: *Rachel Vawter*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: 5 | 3 | 2019

SIGNATURE: *Robert Anthony*
GRANTEE or AGENT

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

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

Rachel Vawter

By the said (Name of Grantee): *Robert Anthony*

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 3 | 2019

NOTARY SIGNATURE: *Rachel Vawter*



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 **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**