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Doc#: 1924834049 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/05/2019 09:27 AM Pg: 1 of 5

GENERAL WARRANTY DEED

Dec ID 20190801665796
ST/CO Stamp 1-190-122-080

Prepared by:

James M. Vasselli
DEL GALDO LAW GROUP, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402

THIS GENERAL WARRANTY DEED, made this 15th day of August, 2019 between CITY OF BERWYN, AN ILLINOIS MUNICIPAL CORPORATION, ("Grantor"), party of the first part, and FIVE F INC., AN ILLINOIS CORPORATION ("Grantee"), 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 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does, REMISE, RELEASE, ALIEN, GRANT, AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate situated in the County of Cook and State of Illinois:

ALL OF LOT 404 AND LOT 405 (EXCEPT THE WEST 17.7 FEET) IN BERWYN MANOR, A SUBDIVISION IN THE SOUTH 1271.3 FEET OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 equity, of, in and to the above described premises, with the hereditaments and appurtenances hereto, unto the party of the second part, its successors forever.

THIS IS NOT HOMESTEAD PROPERTY AND
ALL HOMESTEAD RIGHTS ARE HEREBY RELEASED AND WAIVED.

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 the said premises, against all persons lawfully claiming or to claim the same by, through, or under it, the party of the first part WILL WARRANT AND DEFEND,

REAL ESTATE TRANSFER TAX

23-Aug-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-19-425-031-0000 | 20190801665796 | 1-190-122-080

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 12 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION
DATE 8/15/19 TELLER MP

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SUBJECT TO: Covenants, conditions, and restrictions of record, general real estate taxes not due and payable as of the date hereof, and building lines and easements.

Address of Property: 6710 Cermak Rd.

Permanent Real Estate Index Number: PIN: 16-19-425-031-0000

16-19-425-032-0000

Mail To:

~~Atlas Digital~~

~~8831 Gross Point Road~~

~~Skokie, IL 60077~~

FIVE F INC
1346 GROVE AVE
BERWYN, IL 60402

Name and Address of Taxpayer:

FIVE F INC.

1346 Grove Avenue

Berwyn, Illinois 60402

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Office of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 19ST03273WC

For APN/Parcel ID(s): 16-19-425-032-0000 and 16-19-425-031-0000

All of Lot 404 and Lot 405 (except the West 17.7 Feet) in Berwyn Manor, a Subdivision in the South 1271.3 Feet of the Southeast 1/4 of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

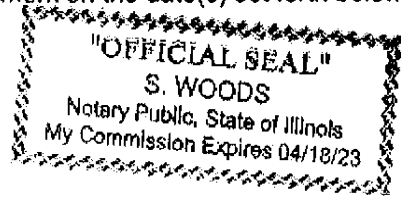
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STATEMENT BY GRANTOR AND GRANTEE

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: 08/16/19, 20 19



[Signature]
Signature

[Print Name]
Print Name

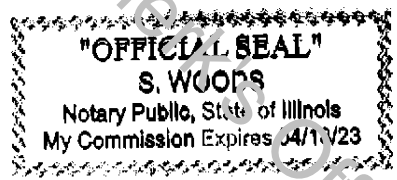
Subscribed and sworn to before me this 16th of Aug 2019

[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: 8/16/19, 20 19



[Signature]
Signature

[Print Name]
Print Name

Subscribed and sworn to before me this 16th of Aug 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.