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Doc#: 1933346337 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/29/2019 01:59 PM Pg: 1 of 5

Dec ID 20191101645187
ST/CO Stamp 0-427-170-144

This Document Prepared By:

KAREN LAMONT
1824 STEWART AVENUE
PARK RIDGE, ILLINOIS 60068
TELEPHONE 847/692-2302

After Recording Return To:

~~KAREN LAMONT
1824 STEWART AVENUE
PARK RIDGE, ILLINOIS 60068
TELEPHONE 847/692-2302~~

Marc J Blumenthal, Ltd
725 E. Dundee #202
Arlington Hts IL 60004
#19-160

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 800 S. Milwaukee, Suite 201, Libertyville, IL 60048, 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 **Raymond Flowers and Cristi Flowers** (hereinafter, "Grantee") who currently reside at **3709 N Albany, Chicago, IL 60618** the following: THE BUILDING AND APPURTENANT IMPROVEMENTS ONLY, as presently erected on the premises situated in the County of Cook, State of Illinois described in Exhibit A, attached hereto and incorporated herein (the "Property"). **husband and wife, 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 Grantor 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 29th day of NOVEMBER, 2019.

PIN: 10-13-104-026-0000 (affects the land herein and other property)

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By: CPAH CLT LLC, an Illinois limited liability company

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

By: [Signature]
Its: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Mary Ellen Tamasy, the Vice President of Community Partners for Affordable Housing, 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 he/she signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of November, 2019.

[Signature]
Notary Public

Mail tax bills to:

Raymond Flowers and Cristi Flowers
2005 Grey Street
Evanston, IL 60201

CITY OF EVANSTON
EXEMPTION

OFFICIAL SEAL
AMY R KAUFMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/17/2023

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Exhibit B

PERMITTED EXCEPTIONS

General taxes and assessments for the year 2019 and subsequent years which are not yet due and payable.

Easement for private alley and public utilities as shown on Plat of Subdivision filed March 19, 1954 as document LR1512819.

Ground lease entered into by and between Grantor and Grantee, dated as of the date of this Special Warranty Deed.

An encroachment of the fence situated on said Land into or onto Grey Avenue by 0.53 feet at Northwest corner and 5.00 feet at Southwest corner, as disclosed by Survey by Premier Land Surveying L.L.C. job number 2019-0042 dated October 4, 2019.

An encroachment of the fence situated on said Land into or onto the adjoining land on the North by .76 feet, as disclosed by Survey by Premier Land Surveying L.L.C. job number 2019-0042 dated October 4, 2019.

An encroachment of the fence situated on said Land into or onto the adjoining land on the East by .80 feet, as disclosed by Survey by Premier Land Surveying L.L.C. job number 2019-0042 dated October 4, 2019.

An encroachment of the fence situated on said Land into or onto the adjoining land on the East by .69 feet, as disclosed by Survey by Premier Land Surveying L.L.C. job number 2019-0042 dated October 4, 2019.

An encroachment of the wood fence situated on land adjoining to the South by .12 feet to .40 feet into or onto said Land, as disclosed by Survey by Premier Land Surveying L.L.C. job number 2019-0042 dated October 4, 2019.

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN COMMUNITY HOSPITAL OF EVANSTON RESUBDIVISION OF LOTS 25 THROUGH 29 IN BLOCK 2 IN WHIPPLE'S ADDITION TO EVANSTON IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2005 Grey Street
Evanston, IL 60201

PIN: 10-13-104-026-0000

Property of Cook County Clerk's Office

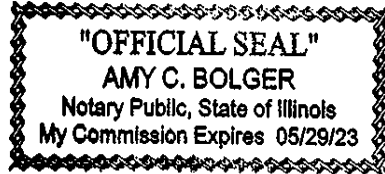
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

GRANTOR OR AGENT:



[Signature]
Signature
Marij Anderson
Print Name

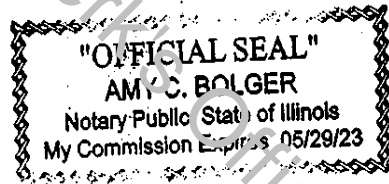
Subscribed and sworn to before me this 20th of November, 19

[Signature]
Notary Public

The grantee or their 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.

GRANTEE OR AGENT:



[Signature]
Signature
Marij Andersen
Print Name

Subscribed and sworn to before me this 20th of November, 19

[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.]