

# UNOFFICIAL COPY

1.2  
GIT  
41052833(2/6)  
THIS INSTRUMENT  
WAS PREPARED BY:



Doc# 2021306109 Fee \$88.00

William A. Miceli, Esq.  
Miner, Barnhill & Galland, P.C.  
325 N. LaSalle Street, Suite 350  
Chicago, Illinois 60654

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 07/31/2020 11:33 AM PG: 1 OF 5

### AFTER RECORDING RETURN TO:

Ariel Weissberg, Esq.  
Weissberg and Associates, Ltd.  
401 South LaSalle Street, Suite 403  
Chicago, Illinois 60605

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 10th day of July, 2020 by **CMHDC/KENWOOD OAKLAND, LLC**, an Illinois limited liability company ("Grantor"), having an address of 225 W. Wacker Dr., Suite 1550, Chicago, IL 60606, to **NEXTCITY VETERANS DEVELOPMENT - KENWOOD LLC**, an Illinois limited liability company ("Grantee"), having an address of 4533 S. Ellis Avenue, Chicago Illinois 60653.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on **Exhibit "A"**, hereto (hereinafter referred to as the "**Premises**").

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on **Exhibit "B"** attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

S Y  
P 0  
S Y-1  
M      
SC      
!      
OUT Ru



# UNOFFICIAL COPY



## EXHIBIT "A" to Special Warranty Deed


### LEGAL DESCRIPTION

LOT 2 (EXCEPT THE NORTH 6 INCHES THEREOF) AND ALL OF LOT 3 IN SUBDIVISION OF PART OF BLOCK 1, IN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN DOCUMENT 3805441, RECORDED JANUARY 9, 1906 IN COOK COUNTY ILLINOIS.

PIN: 20-02-304-012 - 0000

Address: 4341-43 South Greenwood Avenue  
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		17-Jul-2020
		COUNTY: 337.50
		ILLINOIS: 0.00
		TOTAL: 337.50
20-02-304-012-0000   20200701626726   1-412-781-792		

REAL ESTATE TRANSFER TAX		17-Jul-2020
		CHICAGO: 5,062.50
		CTA: 0.00
		TOTAL: 5,062.50 *
20-02-304-012-0000   20200701626726   0-070-604-512		
* Total does not include any applicable penalty or interest due.		

# UNOFFICIAL COPY

**EXHIBIT "B"**  
**to Special Warranty Deed**

**PERMITTED EXCEPTIONS**

1. General real estate taxes not yet due and payable at the time of Closing.
2. Acts done or suffered by grantee or anyone claiming by, through or under grantee.
3. All covenants, conditions and restrictions of record, if any.
4. Public and utility easements, if any.
5. Existing leases and tenancies.

Property of Cook County Clerk's Office


# UNOFFICIAL COPY

## 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  
Rafael  
Printed Name



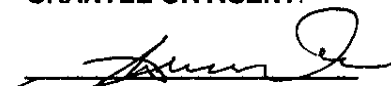
Subscribed and sworn to before me by this 10<sup>th</sup> day of July, 2020.

Laura Stone (Notary Public)

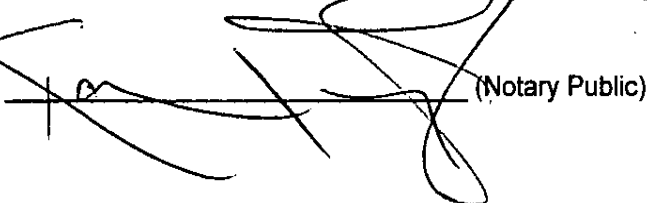
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

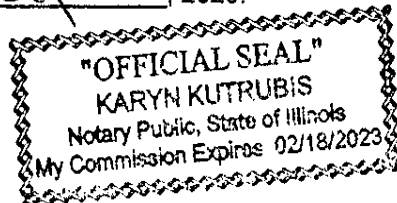
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

### GRANTEE OR AGENT:

  
Signature  
Denis Denkin,  
Printed Name

Subscribed and sworn to before me by this 10 day of July, 2020.

  
(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.]