

# UNOFFICIAL COPY

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41052833(3/6) **GIT**



**THIS INSTRUMENT  
WAS PREPARED BY:**

Doc# 2021306110 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 11:34 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 thereto 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  
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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. Par. B; and Chicago Transaction Tax Ordinance 3-33-060, par B.

7/10/2020      Laura Stone  
Date                      Buyer, Seller or Representative

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.

**Grantor:**

**CMHDC/Kenwood Oakland, LLC,**  
an Illinois limited liability company

By: Chicago Metropolitan Housing Development Corporation,  
sole member of CMHDC/Kenwood Oakland, LLC

By: [Signature]  
Name: Rafael Leon,  
Its: Executive Director

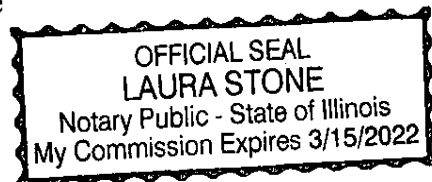
State of ILLINOIS    )  
                                  ) ss.  
County of COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rafael Leon, personally known to me to be the Executive Director of Chicago Metropolitan Housing Development Corporation, 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 Executive Director, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said not-for-profit corporation.

Given under my hand and official seal, this 10<sup>th</sup> day of July, 2020.

Commission expires 3/15/2020                      Laura Stone  
NOTARY PUBLIC

Send Subsequent Tax Bills To:      Denis Dankin  
4553 S. Ellis Avenue  
Chicago, IL 60653



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## EXHIBIT "A" to Special Warranty Deed



### LEGAL DESCRIPTION


THAT PART OF LOTS 21 AND 22 IN BLOCK 3 OF BAYARD AND PALMER ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 21; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 21 AND 22, 50 FEET TO THE NORTHWEST CORNER OF LOT 22; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF LOT 22, 66 FEET TO THE SOUTHWESTERLY SIDE OF AN ALLEY, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF SAID ALLEY TO THE SOUTHERLY LINE OF LOT 21, THENCE SOUTHWESTERLY, 66 FEET ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 21, ALL IN COOK COUNTY, ILLINOIS

PIN: 20-02-117-016-~~0000~~

Address: 4151-53 South Berkeley Avenue  
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		17-Jul-2020
		COUNTY: 337.50
		ILLINOIS: 0.00
		TOTAL: 337.50
20-02-117-016-0000   20200701626657   1-815-434-976		

REAL ESTATE TRANSFER TAX		17-Jul-2020
		CHICAGO: 5,062.50
		CTA: 0.00
		TOTAL: 5,062.50 *
20-02-117-016-0000   20200701626657   1-612-637-920		

\* Total does not include any applicable penalty or interest due.

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**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

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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

Rafael Dan  
Printed Name



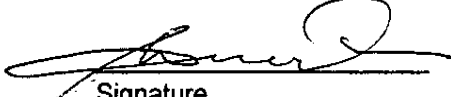
Subscribed and sworn to before me by this 10<sup>th</sup> day of July, 2020.

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.

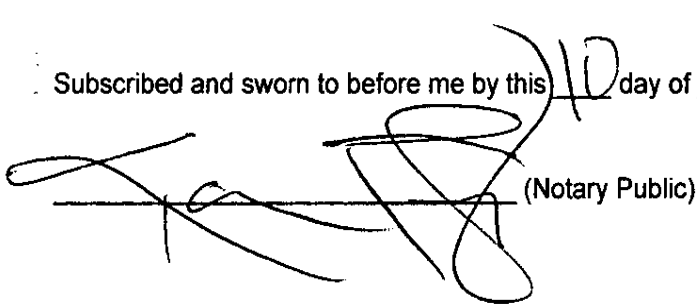
**GRANTEE OR AGENT:**

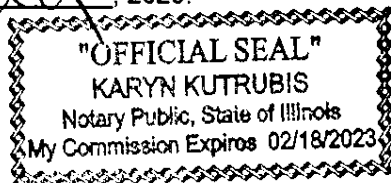


Signature

Denis Dankin  
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.]