

# UNOFFICIAL COPY

Prepared By and  
After Recording Return To:

Erwin Law LLC  
4043 N. Ravenswood Ave., #208  
Chicago, Illinois 60613

Doc#: 2029539265 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/21/2020 03:50 PM Pg: 1 of 2

Dec ID 20200801679004  
ST/CO Stamp 0-616-919-520 ST Tax \$540.50 CO Tax \$270.25  
City Stamp 0-508-903-904 City Tax: \$5,675.25

TAX Bill to:

Chicago Tabernacle of  
The Assemblies of God  
3231 N Cicero Ave  
Chicago, IL 60641

*This space reserved for Recorder's use only.*

## WARRANTY DEED

GRANTOR, Sewertech Services, Inc. ("Grantor"), an Illinois corporation having an address of 1400 Hannah Ave., Forest Park, Illinois 60130, for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do hereby CONVEYS and WARRANTS to Chicago Tabernacle of the Assemblies of God, an Illinois not-for-profit Corporation ("Grantee"), the following-described real estate (the "Real Estate") situated in Cook County, Illinois:

The West 75 3/4 feet of Lots 1 to 9 inclusive in Block 11 and all of Lots 40 to 48 inclusive in Block 10 in Woodbury's Addition to Irving Park, a subdivision of the West Half of the Southwest Quarter of Section 22, Township 46 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 3249 N. Kilpatrick Ave., Chicago, Illinois 60641

Property Index Number: 13-22-321-010-0000

**FIRST AMERICAN TITLE**  
**FILE #** 3047765

Together with the tenements and appurtenances thereunto belonging,

Subject only to (a) terms, provisions, covenants, conditions, restrictions and options contained in, and easements, liens for assessments, and rights and obligations created by that certain easement agreement between Cole Taylor Bank and the Chicago Tribune Company, recorded with the Cook County Recorder of Deeds as document number 94584057 on July 5, 1994; (b) the unrecorded lease with Chicago Tribune Company, LLC, as disclosed by special warranty deed recorded with the Cook County Recorder of Deeds as document number 1634034085 on December 5, 2016; and (c) general real estate taxes not yet due or payable; and (c) rights of tenants in possession.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 26<sup>th</sup> day of August ~~26~~, 2020.

By: [Signature]  
Radames De Jesus, President  
Sewertech Services, Inc.  
An Illinois Corporation

STATE OF ILLINOIS     )  
                                          )SS  
COUNTY OF COOK     )

I, Linda Santos, a Notary Public in and for the County and State aforesaid, do hereby certify that Radames De Jesus, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Sewertech Services, Inc., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of August, 2020.

[Signature]  
Notary Public

My Commission Expires:

Apr 8, 2023

