

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc#: 2033317014 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/30/2020 09:56 AM Pg: 1 of 4

Dec ID 20201101648858
ST/CO Stamp 0-417-565-664
City Stamp 1-862-530-016

THE GRANTORS, East Woodlawn Partners, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability companies, CONVEY(S) and WARRANT(S) to EMERALD MANAGEMENT, INC., an Illinois corporation, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT Homestead Property.

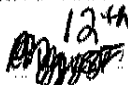
SUBJECT TO: general real estate taxes not due and payable as of the Closing Date and subsequent years.

Grantors, for itself and its successors and assigns, hereby covenants and represents that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the grantors:

Permanent Real Estate Index Number(s): 20-23-105-062-0000 20-23-105-063-0000
41055889 (1) 20-23-105-064-0000

Address(es) of Real Estate: 6448-52 South Ellis Ave.
Chicago, Illinois 60637

In Witness Whereof, said parties of the first part have caused their corporate seals to be hereunto affixed, and have caused their names to be signed to these presents by their Manager, this:

 ^{12th} day of August, 2020

East Woodlawn Partners, LLC

By: 
David M. Fleishman, Manager

Deed is being recorded to correct
Grantor Name on Doc # 1816922020

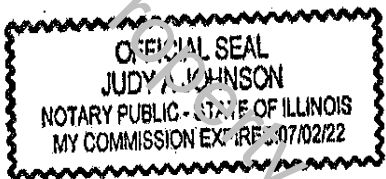
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STATE OF ILLINOIS, COUNTY OF

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of East Woodlawn Partners, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Members of said limited liability companies, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of Aug, 20 20.



Notary Public Judy A. Johnson

Prepared by: Maui To
John D. Cummins, Jr.
77 W. Washington Suite 1115
Chicago, IL 60602

Maui To:

Exempt under provisions of Paragraph D, Section 4,
Real Estate Transfer Act.

8/13/20
Date

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		04-Nov-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
20-23-105-062-0000 20201101648858 0-417-565-664		

REAL ESTATE TRANSFER TAX		04-Nov-2020
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
20-23-105-062-0000 20201101648858 1-862-530-016		

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

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Exhibit "A" – Legal Description

LOT 28 IN KING AND RAMSEY ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 09 | 03 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

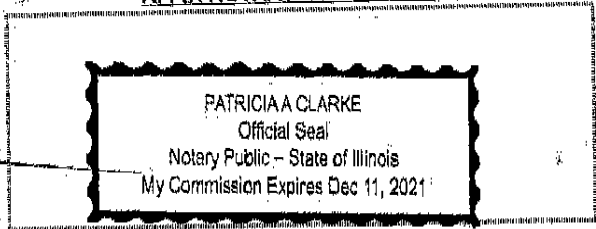
Subscribed and sworn to before me, Name of Notary Public: Patricia A. Clarke

By the said (Name of Grantor): JAMES CLARKE

On this date of: 09 | 03 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 9 | 3 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

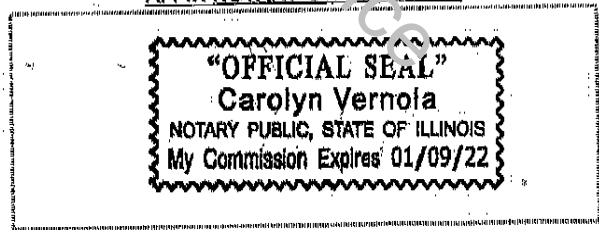
Subscribed and sworn to before me, Name of Notary Public: Carolyn Vernola

By the said (Name of Grantee): James Pittacora

On this date of: 9 | 3 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)