

UNOFFICIAL COPY

RETURN TO:

Marcia K. Owens, Esq.
Honigman, LLP
155 North Wacker Drive
Suite 3100
Chicago, IL 60606-1734

Doc#: 2036542163 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2020 02:57 PM Pg: 1 of 5

Dec ID 20201101666908
ST/CO Stamp 1-071-741-920
City Stamp 0-116-959-200

SEND TAX BILLS TO:

KDP Chicago Cortland LLC
515 N. State St., Ste. 2660
Chicago, IL 60654-4861

GENERAL WARRANTY DEED

196500892AU 1 of 3 CSC
THE GRANTOR **Teen Challenge Illinois, an Illinois not-for-profit corporation**, having its offices at 17280 Lakeside Drive, in Carlinville, Illinois 62626, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to **KDP Chicago Cortland LLC, an Illinois limited liability company** ("GRANTEE"), located at 515 N. State Street, Suite 2660, Chicago, IL 60654-4861, all interest in the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

LOTS 1, 2, 3, 4, AND 5 IN BLOCK 4 IN NORTH WESTERN SUBDIVISION OF ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SOUTH OF AND ADJOINING THE NORTH 430 FEET OF SAID TRACT IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50 FEET CONVEYED TO THE RAILROAD, IN COOK COUNTY, ILLINOIS.

Subject to permitted exceptions on Exhibit "A".

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Commonly known as: 3601 W. Cortland St., Chicago, IL 60647

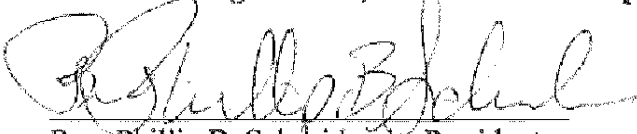
Tax Identification Number: 13-35-314-036-0000

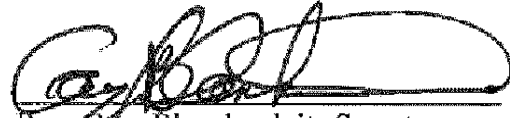
DATED this 24th day of November 2020

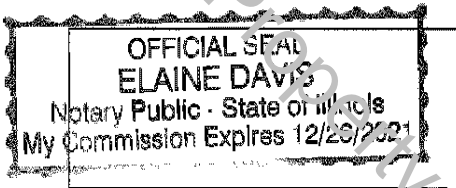
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Grantor:

Teen Challenge Illinois, an Illinois not-for-profit corporation


Rev. Phillip B. Schneider, its President


Rev. Gary Blanchard, its Secretary



State of Illinois, County of DeWitt ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Phillip B. Schneider and Gary Blanchard

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of October, 2020.

Commission expires 12, 2021.



Notary Public

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH "B" 35 ILCS 200/51-45.



Buyer, Seller, or Representative

10/27/2020

Date

PREPARED BY:
John P. Neuenkirchen, Attorney at Law
Jordan Legal Group, Ltd.
1 N. Constitution Dr., Ste. 201
Aurora, IL 60506
Telephone (630) 897-1534

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Exhibit "A"

This deed is subject to the following permitted exceptions:

- 1) TAXES AND ASSESSMENTS FOR 2020 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
- 2) ENCROACHMENT OF OVERHEAD BUILDING CORNICE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY AND ADJOINING BY APPROXIMATELY 1.4 TO 1.8 FEET, AND ONTO THE PROPERTY EASTERLY AND ADJOINING BY APPROXIMATELY 1.4 FEET AS SHOWN ON PLAT OF SURVEY NUMBER F494C, PREPARED BY JACOB & HEFNER ASSOCIATES, DATED OCTOBER 21, 2020.
- 3) ENCROACHMENT OF THE BUILDING BRICK CORNER LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY AND ADJOINING BY APPROXIMATELY 0.3 FEET AND THE BUILDING FOUNDATION CORNER BY APPROXIMATELY 0.4 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER F494C, PREPARED BY JACOB & HEFNER ASSOCIATES, DATED OCTOBER 21, 2020.
- 4) ENCROACHMENT OF THE OVERHEAD BUILDING CORNICE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHERLY AND ADJOINING BY APPROXIMATELY 1.1 FEET, AND ONTO THE PROPERTY EASTERLY AND ADJOINING BY APPROXIMATELY 1.7 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER F494C, PREPARED BY JACOB & HEFNER ASSOCIATES, DATED OCTOBER 21, 2020.
- 5) ENCROACHMENT OF THE OVERHEAD EXHAUST FLUE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHERLY AND ADJOINING BY APPROXIMATELY 2.8 FEET AND OVERHEAD AIR CONDITIONER BY APPROXIMATELY 2.1 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER F494C, PREPARED BY JACOB & HEFNER ASSOCIATES, DATED OCTOBER 21, 2020.

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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: 11/24, 20

SIGNATURE: _____
GRANTOR or AGENT

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

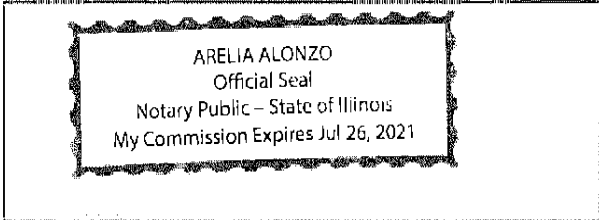
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Tela Challenge Illinois

On this date of: 11/24/20

NOTARY SIGNATURE: Arelija Alonzo

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: _____, 20

SIGNATURE: _____
GRANTEE or AGENT

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

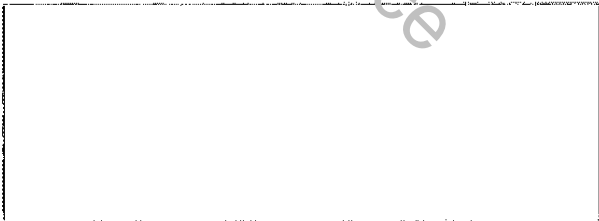
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____, 20

NOTARY 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)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §66 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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DATED: 11/24/20

SIGNATURE: [Signature]
GRANTOR or AGENT

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

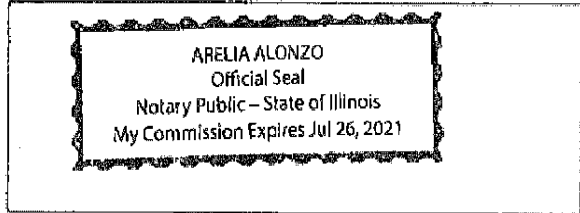
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Teen Challenge Illinois

On this date of: 11/24/2020

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: 11/24/2020

SIGNATURE: [Signature]
GRANTEE or AGENT

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

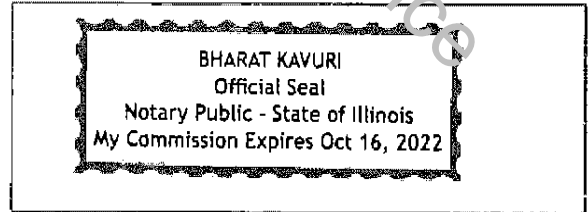
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): KDP Chicago Cortland LLC

On this date of: 11/24/2020

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.

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