



Doc# 2100434001 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/04/2021 09:35 AM PG: 1 OF 6

Prepared by and after recording mail to:

Paul Davis, Esq.
Applegate & Thorne-Thomsen, P.C.
425 S. Financial Place, Suite 1900
Chicago, Illinois 60605

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SPECIAL WARRANTY DEED

THE GRANTOR, HOUSING & HUMAN DEVELOPMENT CORPORATION, an Illinois not-for-profit corporation, having its Designated Office at 566 W. Lake Street, Suite 400, #207, Chicago, IL, 60661, for good consideration, has bargained and sold and does hereby grant, bargain, sell, convey and confirm to Grantee, SCHILLER PLACE LP, an Illinois limited partnership, having its Registered Office at 566 W. Lake Street, Suite 400, #207, Chicago, IL, 60661, legally described on attached Exhibit "A";

having a common address of: 711, 731, and 749 W. Schiller Street, Chicago, Illinois
PIN: See list after Exhibit "A";

Subject to: matters set forth on attached Exhibits "B" ("Permitted Exceptions"); and Grantor hereby covenants with Grantee that Grantor has neither done nor suffered to be done anything whereby the said real estate is, or may be, in any manner incumbered or charged except as recited herein; and that Grantor will warrant and defend the said real estate against all persons lawfully claiming through or under Grantor.

In Witness Whereof, the Grantor has caused its name to be signed to these presents as of 30th day of December, 2020.

GRANTOR

HOUSING & HUMAN DEVELOPMENT CORPORATION, an Illinois not-for-profit corporation

By: [Signature]
Name: Rolly Kuehl
Its: Executive Director

For Acknowledgement & Transfer Stamps See Page 3

2 x 24

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For Acknowledgement & Transfer Stamps See Page 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK).

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Billy Kuehl, personally known to me to be the same person whose name subscribed the foregoing instrument as Executive Director of HOUSING & HUMAN DEVELOPMENT CORPORATION, an Illinois not-for-profit corporation ("Corporation"), appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation for the respective uses and purposes therein set forth.

Given under my hand and notarial seal this 10 day of December, 2020.

Kaitlyn Elizabeth Nibbelin
Notary Public

SEAL:



My Commission Expires On: 2/21/2024

This instrument was prepared by Paul Davis, Applegate & Thorne-Thomsen, 425 S. Financial Place, Suite 1900, Chicago, Illinois, 60605.

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (c), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature]
Agent Brett Budd as Escrow Agent Date 12/30/2020

ATTACH TRANSFER/TRANSACTION STAMPS BELOW:

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EXHIBIT A

LEGAL DESCRIPTION

LOT 12 IN NEW CITY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2018 AS DOCUMENT 1808744017, IN COOK COUNTY, ILLINOIS.

ADDRESS: 711 W. Schiller Street, Chicago, IL 60642
 731 W. Schiller Street, Chicago, IL 60642
 749 W. Schiller Street, Chicago, IL 60642

PIN: 17-04-112-071-0000

<p>SEND SUBSEQUENT TAX BILLS TO:</p> <p>Housing & Human Development Corporation c/o Evergreen Redevelopment LLC 566 W. Lake Street, Suite 400 Chicago, IL 60661 Attention: David Block</p>	
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REAL ESTATE TRANSFER TAX

30-Dec-2020



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

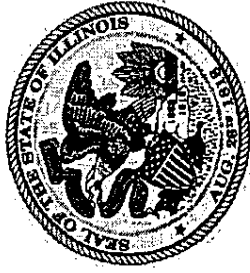
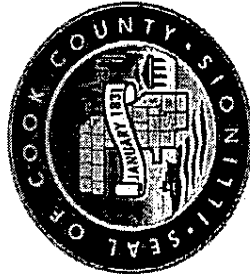
17-04-112-071-0000 | 20200801675642 | 0-497-741-792

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

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

30-Dec-2020



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

17-04-112-071-0000

20200801675642

0-326-361-056

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 12 | 30 | 2020

SIGNATURE: [Signature] - Exec. Director
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: Kaitlyn Elizabeth Nibbelin

By the said (Name of Grantor): Housing and Human Development Corporation an Illinois not for profit organization AFFIX NOTARY STAMP BELOW

On this date of: 12 | 10 | 2020

NOTARY SIGNATURE: [Signature]



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 title to real estate under the laws of the State of Illinois.

DATED: 12 | 30 | 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: Kaitlyn Elizabeth Nibbelin

By the said (Name of Grantee): Schiller Place LP, an Illinois limited partnership AFFIX NOTARY STAMP BELOW

On this date of: 12 | 10 | 2020

NOTARY SIGNATURE: [Signature]



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)