

# UNOFFICIAL COPY

This Document Prepared By:

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Doc#: 2102917381 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2021 04:37 PM Pg: 1 of 5

Dec ID 20201201694187  
ST/CO Stamp 1-673-986-064

After Recording Return To:  
Marc Blumenthal  
725 E. Dundee Road  
Suite 202  
Arlington Heights, IL 60004

**STEWART TITLE**  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that CPAH CLT LLC, an Illinois limited liability company (hereinafter the "Grantor"), having its principal place of business at 800 S. Milwaukee, Suite 201, Libertyville, IL 60048, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to **Karla Viviana Lee Rios** (hereinafter, "Grantee") who currently resides at **702 Monroe Street, Apt. 2W, Evanston, IL 60202** the following: **THE BUILDING AND APPURTENANT IMPROVEMENTS ONLY**, as presently erected on the premises situated in the County of Lake, State of Illinois described in Exhibit A, attached hereto and incorporated herein (the "Property").

**TO HAVE AND TO HOLD** the herein described building and improvements, together with all rights, appurtenances, estates, title and interests thereto belonging, unto said Grantee, her heirs, successors and assigns forever. Subject to the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein, Grantor hereby warrants the title to said property against the lawful claims of all persons claiming by, through or under the said Grantor, but not further or otherwise.

It is the intention of Grantor that the real property underlying the buildings and improvements conveyed herein shall remain vested in Grantor and that this Special Warranty Deed shall convey only such buildings and improvements as are presently erected upon such property.

**IN WITNESS WHEREOF**, CPAH CLT LLC, an Illinois limited liability company, has caused this Special Warranty Deed to be executed as of this 21 day of December, 2020.

**PIN: 10-13-116-041-0000** affects the land herein and other property)

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By: CPAH CLT LLC, an Illinois limited liability company

By: Community Partners for Affordable Housing, an Illinois not for profit corporation, its sole and managing member.

By: [Signature]

Its: President

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Robert Anthony, the President of Community Partners for Affordable Housing, 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 he/she signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21 day of December, 2020.

CITY OF EVANSTON  
**EXEMPTION**

[Signature]  
Notary Public

Mail tax bills to:

Karla Viviana Lee Rios  
1834 Grey Avenue  
Evanston, IL 60201



REAL ESTATE TRANSFER TAX		04-Jan-2021	
COUNTY:	0.00		
ILLINOIS:	0.00		
TOTAL:	0.00		

10-13-116-041-0000 | 20201201694187 | 1-673-986-064

\*EXEMPT\* under provisions of Paragraph 15  
Section 4, Real Estate Transfer Tax Act.

1/4/21 [Signature]  
Date Buyer, Seller or Representative

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## EXHIBIT A

### Legal Description

LOT 99 IN BLOCK 4 IN J.S. HOVLAND'S EVANSTON SUBDIVISION OF THE  
SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 41 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY  
ILLINOIS

COMMONLY KNOWN AS: 1834 Grey Avenue, Evanston, IL 60201

PERMANENT INDEX NUMBER; 10-13-116-041-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. **Ground lease entered into by and between Grantor and Grantee, dated as of the date of this Special Warranty Deed**

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated January 4<sup>th</sup>, 2021

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 4<sup>th</sup> day of January, 2021  
Notary Public [Handwritten Name]



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

Date January 4<sup>th</sup>, 2021

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 4<sup>th</sup> day of January, 2021  
Notary Public [Handwritten Name]



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.)