

UNOFFICIAL COPY

Doc# 2106207036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 07:44 AM Pg: 1 of 6

SC20034142 10/1

This document was prepared by:

Dennis Feinberg
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025
Attention: Dennis Feinberg

Dec ID 20200901699299
ST/CO Stamp 0-643-827-168
City Stamp 0-586-778-080

FIDELITY NATIONAL
TITLE INSURANCE

Upon Recording, return to:

David Frank
1121 Landwehr Rd.
Northbrook, Illinois 60062

2321 S. Central Park LLC

WARRANTY DEED

~~National Association for Debt & Education Assistance~~ ^{National Association for Debt Education ANA Assistance}, an Illinois not for profit corporation ("Grantor"), whose address is 41 S. Prospect, Park Ridge, Illinois, 60068, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents **SELL AND CONVEY** unto ~~South Central Park, LLC~~ ^{2321 S. Central Park, LLC} ("Grantee"), whose address is 1400 Patriot Blvd., Glenview, Illinois, 60026 its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois, the common address of which is 2321 S. Central Park Avenue, Chicago, Illinois, 60623, which is legally described on Exhibit A attached hereto and incorporated herein by.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor, and that Grantor will warrant and defend the title to said premises unto the said Grantee and its successors and assigns forever.

Subject to real estate taxes for the year ~~2019-20~~ ²⁰²⁰ and thereafter, easements, covenants conditions and restrictions of record and building and setback lines

Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the acknowledgement date below to be effective as of the 16th day of September, 2020

UNOFFICIAL COPY

AND

GRANTOR: National Association for Debt ~~Education~~ Assistance, an Illinois not for profit corporation.

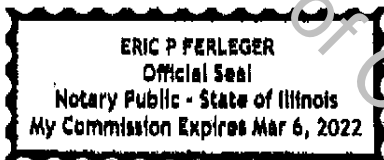
By: *Steve Bollman*
Name: STEVE BOLLMAN
Its: PRESIDENT

State of Illinois

County of Cook

The foregoing instrument was acknowledged before me this 16th day of September, 2020, by Steve Bollman, its President, on behalf of said grantor.

Notarial Seal



[Signature]
Notary Public

Tax Bill to:
2321 South Central Park LLC
1400 Patriot Blvd
2578
Glenview IL 60026


Exempt under provisions of paragraph B section 31-45, property tax code

[Signature]
9/16/2020

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX		17-Sep-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-26-208-006-0000 | 20200901699299 | 0-586-778-080

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Sep-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
16-26-208-006-0000	20200901699299	0-643-827-168

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC20034142

For APN/Parcel ID(s): 16-26-208-006-0000 and

For Tax Map ID(s): 16-26-208-006-0000

LOT 29 IN BLOCK 6 IN KING, SCOTT AND WILSON'S ADDITION TO CHICAGO SECTION 26,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

A. Frangiamore
Signature

Asley Frangiamore

Print Name

Subscribed and sworn to before me this 17th of September 2020

[Signature]
Notary Public



The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

A. Frangiamore
Signature

Ashley Frangiamore

Print Name

Subscribed and sworn to before me this 17th of September 2020

[Signature]
Notary Public



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.]