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SPECIAL WARRANTY
DEED ILLINOIS STATUTORY



Doc# 2107412075 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 12:16 PM PG: 1 OF 3

(The above space for Recorder's use only)

THIS SPECIAL WARRANTY DEED is made by **THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD**, a not for profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and pursuant to authority given by the Board of Directors of said corporation, ("**Grantor**"), to **KINGDOM COVENANT CHURCH CHICAGO**, an Illinois religious corporation, having an address at P.O. Box 289054, Chicago, IL 60628 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, all of its interest in the real property legally described as follows:


Lots 2748, 2749, 2750, 2751, 2752 and 2753 in Frederick H. Bartlett's Greater Chicago Subdivision Unit No. 6, a subdivision of the East Quarter of the Northeast Quarter of the Southwest Quarter of Section 15, Township 37 North, Range 14, East of the Third Principal Meridian, situated in the County of Cook in the State of Illinois.

20 CST 357139 WC 1085
Chicago Title

Permanent Index Number: 25-15-315-031, 25-15-315-032, 25-15-315-033, 25-15-315-034, 25-15-315-035 & 25-15-315-036



Address: 302 E. 109th Street, Chicago, IL 60628

Together with all and singular the hereditaments and appurtenances thereunto belonging, or anywise appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantor and its successors and assigns forever.

REAL ESTATE TRANSFER TAX		25-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

25-15-315-031-0000 | 20210101618815 | 0-037-507-088

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

REAL ESTATE TRANSFER TAX		25-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-15-315-031-0000 | 20210101618815 | 0-538-806-288

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, and their respective successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are or may be, in any manner encumbered or charged, and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President and attested by its Secretary this 13 day of January, 2021.

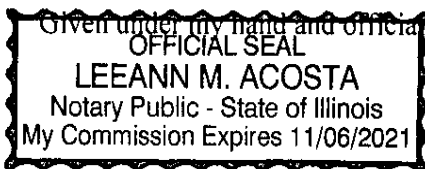
THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD,

By: [Signature]
ALLAN R. BUSS, President

Attest: [Signature]
JAMES A. KELLERMAN, Secretary

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that **ALLAN R. BUSS**, personally known to me to be the President of **THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD**, an Illinois not for profit corporation, and **JAMES A. KELLERMAN**, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their 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 official seal this 13 day of January, 2021.

[Signature]
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH 3, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

Date:

[Signature]
Buyer, Seller or Representative

Mail to:
Joel Miller
820 W. Jackson Blvd., Ste. 650
Chicago, IL 60607

Send Tax Bill To:
Kingdom Covenant Church Chicago
P.O. Box 289054
Chicago, IL 60628

This instrument was prepared by Ruth Anne Brendemuhl, Law Office of Jonathan D. Groll, 830 North Boulevard, Suite A, Oak Park, IL 60301.

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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: 3 11 2024

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): _____

On this date of: 3 11 2024

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: 3 11 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

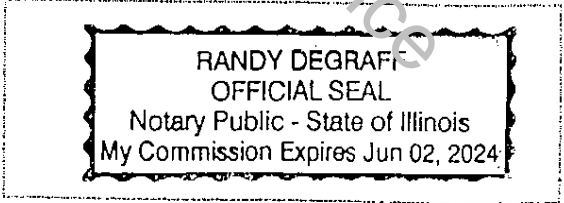
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 3 11 2024

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/Ad. 31)