

# UNOFFICIAL COPY

## WARRANTY DEED

Illinois Statutory



\*2109222025\*

Doc# 2109222025 Fee \$88.00

### This instrument was prepared by:

Elizabeth D. Santis, Esq.  
Elizabeth D. Santis, P.C.  
1040 W. Adams St. #340  
Chicago, IL 60607

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/02/2021 10:23 AM PG: 1 OF 6

### Mail subsequent tax bills to:

ZSD Boniface LLC  
3151 N. Halsted Street  
Chicago, IL 60657

GRANTOR, St. Boniface, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, do hereby grant, warrant, and convey to GRANTEE, ZSD Boniface LLC, an Illinois limited liability company, to have and hold forever the following described Real Estate, situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, building lines and lot lines, Agreed Order of Injunction, entered in Case 2008M1-400688, Recorded December 15, 2016 as Document Number 1635041038 and the terms and conditions of the Agreed Order; and proceedings pending on a complaint filed on May 17, 2019, as Case No. 19M1-401347, Circuit Court of Cook County, by the City of Chicago and against St. Boniface, LLC, et al, for building code violations, and the related Lis Pendens notice recorded as Document Number 1914341062 with the Cook County Recorder of Deed; Memorandum of Option dated as of October 20, 2010 and recorded October 27, 2010 as Document Number 1030031126 made by and between St. Boniface Senior Living, LLC, an Illinois limited liability company, and the Catholic Bishop of Chicago, an Illinois corporation, and the terms and conditions contained therein; any lien, whether for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records; right of tenants under existing unrecorded lease and of all parties claiming by, thru, or under them; encroachments, overlaps, unrecorded easements and other adverse matters which may be disclosed by an accurate survey of the land made in accordance with Illinois survey and ALTA/ACSM survey standards; matters disclosed on the Plat of Survey prepared by Gremley & Biedermann, a division of PLCS

### REAL ESTATE TRANSFER TAX

31-Mar-2021

### REAL ESTATE TRANSFER TAX

02-Apr-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-05-320-003-0000 | 20210301682864 | 1-935-202-832



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-05-320-003-0000 | 20210301682864 | 0-925-790-736

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

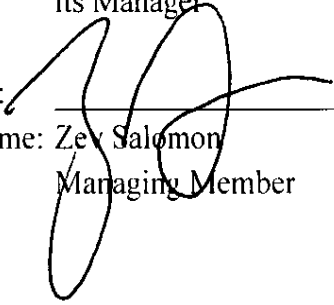
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Corporation dated February 5, 2021 as Order Number 2021-28557-001, as follows: a) encroachment of brick and stone church over the west line of the land and onto the public right of way by varying distances up to 0.65 feet, b) encroachment of chain link fence over the west line of the land and onto the public right of way by varying distances up to 2.16 feet, more or less; encroachment of chain link fence over the south line of the land and onto the public right of way by up to 1.6 feet, more or less; encroachment of construction canopy over the west and south lines of the land and onto the public right of way by an undisclosed distance, c) encroachment of chain link fence and post over the east line of the land and onto the property east by up to 2.30 feet; and d) encroachment of 1 foot concrete foundation over the east line of the land.

**DATED:** March 30, 2021

St. Boniface, LLC  
an Illinois limited liability company

By: SB Manager  
an Illinois liability company  
its Manager

By:   
Name: Zey Salomon  
Its: Managing Member

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that Zev Salomon, the Manager of SB Manager LLC, an Illinois limited liability company, being the Manager of St. Boniface, LLC, an Illinois limited liability company, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the entities set forth above, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of March 2021.

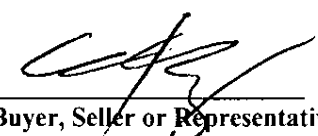
  
\_\_\_\_\_  
Notary Public

(Seal)



**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

# UNOFFICIAL COPY

"Exempt under provisions of Paragraph <u>E</u> , Section 31-45 of the Real estate Transfer Tax Law (35 ILCS 200/31-45)"	
<u>Mar 30, 2021</u> Date	 Buyer, Seller or Representative

Property

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

COOK County Clerk's Office

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

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## EXHIBIT A TO WARRANTY DEED

### LEGAL DESCRIPTION

PARCEL 1:

LOTS 3 AND 4 IN JACOB GENESER'S SUBDIVISION OF LOTS 45 TO 48 AND THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 45, 46, 47 AND THE WEST 7 FEET OF LOT 48 IN BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 87 TO 94, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCKS 23 AND 25 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Containing Approximately: 32,980 square feet

PINs: 17-05-320-003-0000  
17-05-320-034-0000

Commonly known as: 921 N. Noble, Chicago, IL 60642  
1358 W. Chestnut, Chicago, IL 60642

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

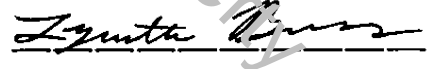
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 30, 2021

St. Boniface, LLC  
an Illinois limited liability company  
its Manager

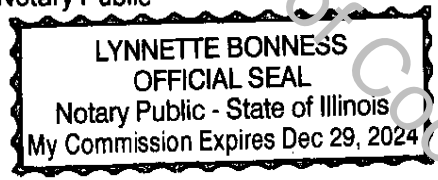
Subscribed and sworn to before me  
this 30th day of March 2021

By: SB Manager LLC  
an Illinois limited liability company its  
Manager



By:   
Name: Zev Salomon  
Its: Managing Member

Notary Public



The grantee or its agent affirms 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 30, 2021

ZSD BONIFACE LLC,  
an Illinois limited liability company

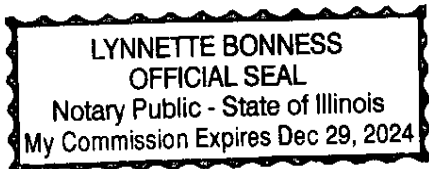
Subscribed and sworn to before me  
this 30th day of March 2021

By: St. Boniface, LLC  
an Illinois limited liability company  
its Manager



By: SB Manager LLC  
an Illinois limited liability company  
its Manager

Notary Public



By:   
Name: Zev Salomon  
Title: Managing Member

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)