

UNOFFICIAL COPY

WARRANTY DEED



Doc# 2109740017 Fee \$93.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 04/07/2021 09:53 AM PG: 1 OF 3

File No: 21131078

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, that the Grantor, **SAINT XAVIER UNIVERSITY**, 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, of 3700 W. 103rd Street, in the City of Chicago, County of Cook State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Trustees of said corporation, CONVEYS and WARRANTS to the GRANTEE TO **DAVID BAHENA**, a ~~single man~~, of 6314 S. Austin, Chicago, IL., the following described real estate, to-wit: *A Married Person*

LOT 7 IN LUTGERT'S RESUBDIVISION OF LOT 80 IN J.S. HOVLAND'S RESUBDIVISION OF J. S. HOVLAND'S 103RD STREET SUBDIVISION OF THE WEST 1/2 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-14-101-042-0000

Address of Real Estate: 3835 W 103rd St Chicago, IL 60655

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; and General Taxes for 2020 and subsequent years.

S Y
 P 3
 S Y-00
 M _____
 SC _____
 E _____
 INT R

REAL ESTATE TRANSFER TAX		01-Mar-2021
	CHICAGO:	1,267.50
	CTA:	0.00
	TOTAL:	1,267.50

24-14-101-042-0000 | 20210201645002 | 1-316-301-840

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

REAL ESTATE TRANSFER TAX		01-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-14-101-042-0000 | 20210201645002 | 0-779-430-928

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, by its Chief Financial Officer, this 19 day of February, ~~201~~ 2021.

SAINT XAVIER UNIVERSITY

Daniel P. Klotzbach
By: Daniel P. Klotzbach
Its: Chief Financial Officer

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County of Cook and in the State of Illinois, DO HEREBY CERTIFY that DANIEL P. KLOTZBACH, personally known to me to be the Chief Financial Officer, of Saint Xavier University, 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 Chief Financial Officer, he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Trustees of said corporation, as 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 19 day of February, 2021.



Patrick Geran
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH B SECTION 4, OF THE REAL ESTATE TRANSFER ACT AND UNDER SECTION B OF 3-33-060 OF THE CITY OF CHICAGO MUNICIPAL ORDINANCE

Daniel P. Klotzbach 2-19-21
By: Daniel P. Klotzbach
Its: Chief Financial Officer


This instrument was prepared by: Katie Bowen Cotter Bowen Law Firm LLC 4544 West 103rd Street Suite 102 Oaklawn, Illinois 60453	Send subsequent tax bills to: David Bahena 3835 W 103rd St Chicago, IL 60655	Mail Recorded Instrument to: Joseph O'Connor O'Connor Law 1917 W. 103rd St., Suite 5 Chicago, IL 60643
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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 ILLINOIS.

Dated 2-26-21

SIGNATURE 
Grantor or Agent


Subscribed and sworn to before me by the said agent this 26 (th) day of Feb, 2021.

Notary Public Michelle Clancy



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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: 2-26-21

SIGNATURE 
Grantee or Agent

Subscribed and sworn to before me by the said agent this 26 (th) day of Feb, 2021.

Notary Public Michelle Clancy



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.