

UNOFFICIAL COPY

THIS INSTRUMENT
PREPARED BY:
Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060



Doc# 2110440039 Fee \$88.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/14/2021 12:34 PM PG: 1 OF 7

SPECIAL WARRANTY DEED

CT

ZONW7140956NSD

THIS SPECIAL WARRANTY DEED is made as of this 18th day of December, 2020, by Moira Keefe Ferguson, Micael Keefe Clarke, William Ford Keefe, Jr., and Patrick Joseph Keefe, being all heirs of William F. Keefe, deceased. ("Grantor"), having an address of 3044 Old Laguardo Road East, Lebanon, TN 37087, to 1005 DP Equity Holdings LLC, a Delaware limited liability company ("Grantee"), having an address of 777 Chestnut Ridge Road, Suite 301, Chestnut Ridge, NY 10977.

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 the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Forest Park, County of Cook, State of Illinois legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

PIN: 15-13-300-022-1056
Address of Real Estate: 1013 Des Plaines Ave, Unit B108, Forest Park, IL 60130

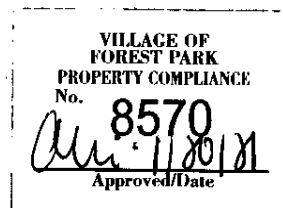
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, 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 describes, with the appurtenances, unto the Grantee, its 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, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2020 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

S Y
P 7
S Y-1
M _____
SC _____
E _____
INT Ry

This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

Moria Keefe Ferguson
Moria Keefe Ferguson, heir of William F. Keefe, deceased

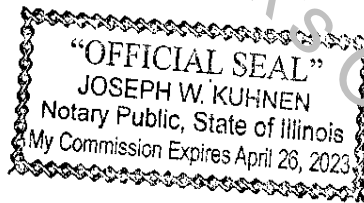
STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Moria Keefe Ferguson, heir of William F. Keefe, deceased**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of December, 2020.

[Signature]

NOTARY PUBLIC
My commission expires: _____



REAL ESTATE TRANSFER TAX		23-Feb-2021
COUNTY:		76.00
ILLINOIS:		152.00
TOTAL:		228.00

15-13-300-022-1056 | 20210101617111 | 0-942-054-416

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

Micael Keefe Clarke
Micael Keefe Clarke, heir of William F. Keefe,
deceased

X STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Micael Keefe Clarke, heir of William F. Keefe, deceased**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of December, 2020.

[Signature]

NOTARY PUBLIC
My commission expires: 4/21/22



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

William F. Keefe

William Ford Keefe, Jr., heir of William F. Keefe, deceased

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **William Ford Keefe, Jr., heir of William F. Keefe, deceased**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of December, 2020.

[Signature]

NOTARY PUBLIC
My commission expires: _____



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:



Patrick Joseph Keefe, heir of William F. Keefe, deceased

STATE OF _____) SS.
COUNTY OF _____

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Patrick Joseph Keefe, heir of William F. Keefe, deceased**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

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

NOTARY PUBLIC
My commission expires: _____

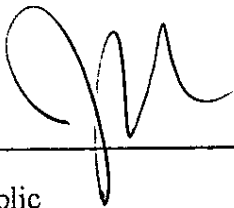
Property of Cook County Clerk's Office

UNOFFICIAL COPY

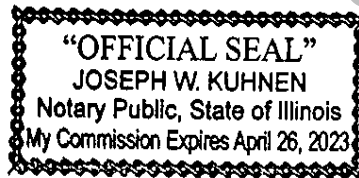
Remote Notarization Certification

I, Joseph W. Kuhn, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Parrick Joseph Keefe (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the DEED (document) consisting of 5 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to
before me on this 11th day
Of Dec, 2020.



Notary Public



Commission Expires:

(Seal)

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER B108 IN PARK TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS "A" AND "B" IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT 6979635; AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM, RECORDED JANUARY 20, 1897 AS DOCUMENT 2489214, AND OF THE SOUTHWEST 1/4 OF SAID SECTION 13, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25307015 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MAIL AFTER RECORDING TO:

LEVITIN & ASSOCIATES, P.C.
777 Chestnut Ridge Road
Suite 300
Chestnut Ridge, NY 10977

MAIL TAX BILLS TO:

1005 DP Equity Holdings LLC
777 Chestnut Ridge Road
Suite 301
Chestnut Ridge, NY 10977