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21113190120

After Recording Return to:

K. O. Meehan
Gould & Ratner LLP
222 N. LaSalle Street, Suite 300
Chicago, Illinois 60601

Doc# 2111319012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/23/2021 10:08 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

COMER SCIENCE AND EDUCATION FOUNDATION

3043 L12601

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 19th day of April, 2021, between COMER SCIENCE AND EDUCATION FOUNDATION, an Illinois not for profit corporation, of 20875 Crossroads Circle, Suite 100, Waukesha, Wisconsin 53186, as GRANTOR, and HABITAT FOR HUMANITY CHICAGO, an Illinois not for profit corporation, of 1100 W. Cermak, Suite 404, Chicago, Illinois 60608, as GRANTEE.

The Grantor, for no consideration and as a donation, has remised, released, aliened and conveyed, and by this Special Warranty Deed does REMISE, RELEASE, ALIEN AND CONVEY to the Grantee, its successors and assigns forever, the following described real estate situated in the County of Cook, in the State of Illinois ("real estate"):

LOT 8 (EXCEPT THE NORTH 40 FEET) IN BLOCK 15 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING WEST OF THE CHICAGO RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-26-110-011-0000

Commonly known as: 7222 South Ellis Avenue, Chicago, IL 60619

This Instrument Prepared by:

Send Subsequent Tax Bills to:

Peter E. Goschi, Esq.
GOSCHI & GOSCHI, LTD.
525 West Monroe Street #2360
Chicago, IL 60661

Habitat for Humanity Chicago
1100 W. Cermak, Suite 404
Chicago, Illinois 60608

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Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real estate, and all the estate, right, title, interest, claim or demand of the Grantor, either in law or equity, of, in and to the real estate, with the hereditaments and appurtenances:

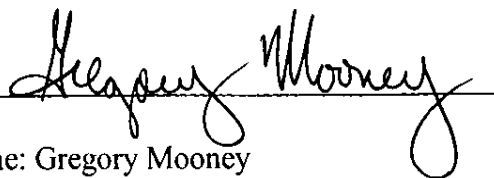
TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that the real estate, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, SUBJECT TO: (1) covenants, conditions and restrictions of record; (2) real estate taxes not yet due and payable; (3) applicable zoning and building laws or ordinances; and (4) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee.



If Grantee has not commenced construction of a new home on the real estate before December 31, 2023, then Grantor shall have the right, but not the obligation, to require that the real estate be reconveyed to Grantor. In this event, Grantor must give written notice to Grantee on or before January 31, 2024 that Grantor either (i) requires Grantee to deed the real estate back to Grantor with no additional consideration being paid therefore or (ii) does not require Grantee to reconvey the real estate to Grantor. If Grantor's notice states that Grantee is not required to reconvey the real estate to Grantor, the right of reversion shall terminate and shall be of no further force or effect as of the date of said notice and Grantee shall have the right to record Grantor's written notice. If Grantor's notice requires Grantee to deed the real estate back to Grantor, Grantee agrees to deliver said deed promptly.


IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

COMER SCIENCE AND EDUCATION FOUNDATION,
an Illinois not for profit corporation

By: 
Name: Gregory Mooney

Its: Vice President

REAL ESTATE TRANSFER TAX		21-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-26-110-011-0000 20210401603079 0-484-781-584		

REAL ESTATE TRANSFER TAX		21-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-26-110-011-0000 20210401603079 1-695-460-880		

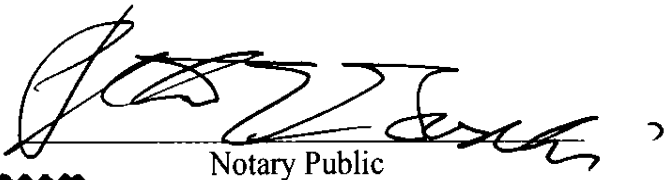
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GREGORY MOONEY, personally known to me and as the Vice President of COMER SCIENCE AND EDUCATION FOUNDATION, an Illinois not for profit corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of April, 2021.



 Notary Public

My commission expires: _____



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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: 4 | 19 | 20 21

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: 4 | 19 | 20 21

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: 4 | 19 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

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

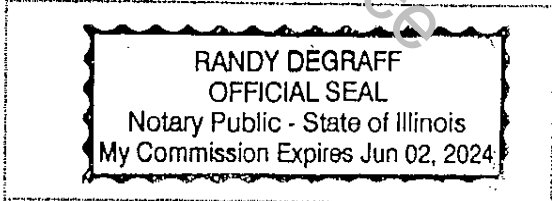
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 4 | 19 | 20 21

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/Art. 31)