

UNOFFICIAL COPY

Doc#: 2112720291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 01:20 PM Pg: 1 of 2

Dec ID 20210301674024
ST/CO Stamp 0-690-400-784 ST Tax \$95.00 CO Tax \$47.50
City Stamp 0-245-558-800 City Tax: \$997.50

41048674 G 1/2
GIT

SPECIAL WARRANTY DEED

MAIL TO: TGLP LLC
29 E. Madison St., Ste # 1201
Chicago, IL 60661

NAME & ADDRESS OF TAXPAYER
TGLP LLC
29 E. Madison St., Ste # 1201
Chicago, IL 60661

RECORDER'S STAMP

THE GRANTOR, NHS Redevelopment Corporation, an Illinois not for profit corporation, a 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, party of the first part, and TGLP LLC, party of the second part.

(GRANTEE'S ADDRESS): 29 E. Madison St., STE 1201, Chicago, IL 60661

WITNESSETH, that the said party of the first part, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto party of the second part, and to his heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows:

LOT 44 IN DEKKER'S SUBDIVISION OF LOT 2 OF DEJONG'S SUBDIVISION OF LOT 9 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 148 E. 107TH ST., Chicago, IL 60628
PIN: 25-15-121-078-0000

SUBJECT TO: (a) general estate taxes not due and payable at the time of closing; (b) use and occupancy restrictions and building lines of records; (c) applicable zoning and building laws and ordinances; (d) easements, party walls and party wall rights and agreements, if any, (e) acts done or suffered to be done by Purchaser or anyone claiming by, through or under Purchaser.

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THIS PROPERTY IS BEING CONVEYED IN 'AS-IS' CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that he has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever except as herein recited; and the said premises is hereby conveyed against all persons lawfully claiming, or to claim the same, by, through or under it.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Director the day and year first above written.

DATED 3/11/2021

NHS REDEVELOPMENT CORPORATION

BY *Linda Greene*
Linda Greene, Director

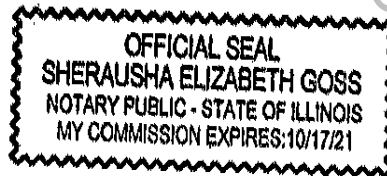
STATE OF ILLINOIS) SS.
County of Cook)

I, the undersigned Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY, that LINDA GREENE is personally known to me to be the DIRECTOR of NHS REDEVELOPMENT CORPORATION, an Illinois not for profit corporation, 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 Linda Greene, Director of NHS Redevelopment Corporation, she signed 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 Directors 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 seal, this 11 day of MARCH, 2021.


Commission Expires 10-17-2021

Sherausha Elizabeth Goss
NOTARY PUBLIC



Prepared by Paul L. Cerasoli
1279 N. Milwaukee Ave.
Chicago, IL. 60622

REAL ESTATE TRANSFER TAX		22-Apr-2021
	COUNTY:	47.50
	ILLINOIS:	95.00
	TOTAL:	142.50
25-15-121-078-0000 20210301674024 0-890-400-784		

REAL ESTATE TRANSFER TAX		22-Apr-2021
	CHICAGO:	712.50
	CTA:	285.00
	TOTAL:	997.50 *
25-15-121-078-0000 20210301674024 0-245-558-800		
* Total does not include any applicable penalty or interest due.		