



2115933081

Doc# 2115933081 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2021 02:40 PM PG: 1 OF 6

WARRANTY DEED

MAIL TO:

Christopher W. Cramer, Esq.
ERICKSON PETERSON CRAMER
100 S. Saunders Rd., #150
Lake Forest, IL 60045

NAME & ADDRESS OF TAXPAYER:

The Evangelical Covenant Church
8303 W. Higgins Rd.
Chicago, IL 60631

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 24291
ADDRESS 14200 Dr. Martin Luther King Jr. Drive
ISSUE 06/12/21 EXPIRED 01/12/21
AMT
TYPE Warranty
VILLAGE CONTROLLER

THE GRANTOR, NEW ZION CHRISTIAN FELLOWSHIP CHURCH, a/k/a NEW ZION COVENANT CHURCH, a/k/a NEW ZION COVENANT, an Illinois not for profit corporation ("Grantor"), of 14200 Dr. Martin Luther King Jr. Drive, Dolton, Illinois 60419, for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to THE EVANGELICAL COVENANT CHURCH, an Illinois not for profit corporation (the "Grantee"), of 8303 West Higgins Road, Chicago, Illinois 60631, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Subject to general real estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any, and existing leases or tenancies.

Permanent Index Number(s): 29-03-304-012-0000; 29-03-304-013-0000; 29-03-304-020-0000;
29-03-304-022-0000; 29-03-304-024-0000; 29-03-304-027-0000;
29-03-304-029-0000; 29-03-304-001-0000; 29-03-304-002-0000;
29-03-304-004-0000; 29-03-304-005-0000; 29-03-304-006-0000;
29-03-304-007-0000; 29-03-304-019-0000; 29-03-304-021-0000;
29-03-304-025-0000; and 29-03-304-026-0000

Property Address: 14200 Dr. Martin Luther King Jr. Drive, Dolton, Illinois 60419,
and 426 East 142nd Street, Dolton, Illinois 60419

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[Signature(s) on Following Page(s)]

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

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

REAL ESTATE TRANSFER TAX

08-Jun-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered as of the 25th day of May, 2021.

NEW ZION CHRISTIAN FELLOWSHIP CHURCH,
a/k/a NEW ZION COVENANT CHURCH, a/k/a
NEW ZION COVENANT, an Illinois not for profit
corporation

By: [Signature]
Name: Leslie Morrow
Its: Chairman

And: Patricia A. Childs
Name: PATRICIA A. CHILDS
Its: Secretary

Property of Cook County

ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook) SS

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Leslie Morrow the Chairman, and Patricia A. Childs the Secretary, of NEW ZION CHRISTIAN FELLOWSHIP CHURCH, a/k/a NEW ZION COVENANT CHURCH, a/k/a NEW ZION COVENANT, an Illinois not for profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth

GIVEN under my hand and notarial seal this 25 day of May 2021

Kimberly Justice
Notary Public

My Commission Expires: _____

Name and Address of Preparer:
Christopher W. Cramer, Esq.
ERICSON PETERSON CRAMER
100 South Saunders Road, Suite 150
Lake Forest, Illinois 60045



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4
Date 6-8-2021 Sign. [Signature]

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 3 WITH A LINE DISTANT 91 FEET (AS MEASURED AT RIGHT ANGLES THERETO) NORTHEASTERLY OF AND PARALLEL WITH THE ORIGINAL CENTERLINE OF PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY; THENCE NORTH 38 DEGREES 32 MINUTES 35 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 693.36 FEET TO A POINT; THENCE NORTH 51 DEGREES 27 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 37.56 FEET TO A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 52.85 FEET TO A LINE DISTANT 170.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 276.38 FEET; THENCE NORTH 51 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 115 FEET; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON A LINE PARALLEL WITH THE CENTERLINE OF THE AFORESAID RAILROAD, A DISTANCE OF 136.18 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 29 MINUTES 34 SECONDS EAST ON THE LAST DESCRIBED LINE A DISTANCE OF 314.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THAT PART OF BLOCK 4 IN DOLTON SUBDIVISION (A SUBDIVISION IN SAID SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1880 AS DOCUMENT 267673) BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 3 WITH A LINE DISTANT 170 FEET (AS MEASURED AT RIGHT ANGLES THERETO) NORTHEASTERLY OF AND PARALLEL WITH THE ORIGINAL CENTER LINE OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 276.38 FEET TO A POINT; THENCE NORTH 51 DEGREE S 27 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 115.00 FEET TO A POINT; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON A LINE PARALLEL WITH THE CENTER LINE OF THE AFORESAID RAILROAD, A DISTANCE OF 136.18 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREE S 29 MINUTES 34 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 251.04 FEET TO THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE

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NORTH 90 DEGREE S 00 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 344.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 14200 CHICAGO RD, DOLTON, IL 60419 (PARCEL 1)
426 E 142ND ST, DOLTON, IL 60419 (PARCEL 2)

Permanent Index No.: 29-03-304-012-0000 (PARCEL 1)
29-03-304-013-0000 (PARCEL 1)
29-03-304-020-0000 (PARCEL 1)
29-03-304-022-0000 (PARCEL 1)
29-03-304-024-0000 (PARCEL 1)
29-03-304-027-0000 (PARCEL 1)
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29-03-304-001-0000 (PARCEL 2)
29-03-304-002-0000 (PARCEL 2)
29-03-304-004-0000 (PARCEL 2)
29-03-304-005-0000 (PARCEL 2)
29-03-304-006-0000 (PARCEL 2)
29-03-304-007-0000 (PARCEL 2)
29-03-304-010-0000 (PARCEL 2)
29-03-304-011-0000 (PARCEL 2)
29-03-304-025-0000 (PARCEL 2)
29-03-304-026-0000 (PARCEL 2)

Property of Cook County Clerk's Office

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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: 6 | 8 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

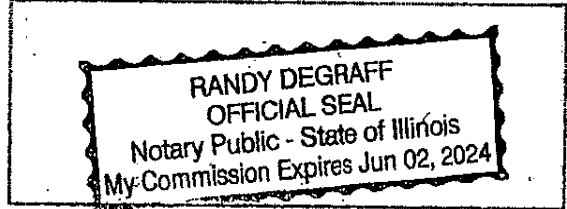
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 6 | 8 | 2021

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: 6 | 8 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

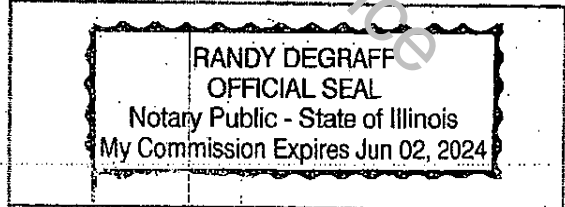
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 6 | 8 | 2021

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)