UNOFFICIAL COPY

0oc# 2117257051 Fee \$88.00

₹HSP FEE:\$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH LOOK COUNTY CLERK

)ATE: 06/21/2021 03:42 PM PG: 1 OF 5

THIS INSTRUMENT PREPARED BY

Bradley D. Kaplan ULMER & BERNE LLP 500 West Madison Street, Suite 3600 Chicago, IL 60661

AFTER RECORDING SEND TO: Harrison & Held LLP 333 West Wacker Drive, Suite 1700 Chicago, Illinois 60606

Attention: Brad Gerber, Fsq.

PLEASE MAIL SUBSEQUENT TAX BILL TO: Jewish Federation of Metropolitan Chicago 30 South Wells Street Chicago, Illinois 60606 Attention: Executive Director The above space for recorder's use only

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 2 day of 2 ne, 2021, by 4900 Kenmore LLC, an Illinois limited liability company, party of the first part ('Grantor''), whose address is c/o Eli Davis, 3450 W. Oakton Street, Skokie, Illinois 60076 and Jewish Federation of Metropolitan Chicago, an Illinois not for profit corporation, party of the second part ('Grantee''), whose address is 30 South Wells Street, Chicago, Illinois 60610.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY in fee simple unto Grantee, and to Grantee's successors and assigns, FOREVER, the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

Lots 15 and 16 in Block 2 in Conarroe's Resubdivision of that Part of Argyle Street, Lying South of Center Line of Argyle Street in the Southeast Fractional ¼ of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded October 29, 1885 in Book 20, Page 49 of Plats, in Cook County, Illinois.

2117257051 Page: 2 of 5

UNOFFICIAL COPY

Property Address: 4900 North Kenmore Avenue, Chicago, IL 60640

Permanent Index Number(s): 14-08-410-022-0000

TOGETHER WITH all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"), TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

Exempt under provisions of 35 ILCS 200/31-45(d) Real Estate Transfer Act

Date: June 2 2021

Signature of Buyer, Seller or Percesentative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

[Signature page to immediately follow]

REAL ESTATE TRANSFER TAX		21-Jun-2021
O.C.	CHICAGO:	0.00
# 2	CTA:	0.00
	TOTAL:	* 00.0

14-08-410-022-0000 20210601655113 2-089-553-168

* Total does not include any applicable penalty or interest due

	rAY	21-Jun-2021
REAL ESTATE TRANSFER T	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
	20210601655113	1 878-570-256
14-08-410-022-0000	20210601655113	1-070-010-0-

2117257051 Page: 3 of 5

UNOFFICIAL CO

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and date first above written.

> 4900 Kenmore LLC, an Illinois limited liability company

osef Davis, Manager

Eliyahu Davis, Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Yosef Davis and Eliyahu Davis, both the Managers of 4900 Kenmore LLC, an Illinois limited liability company, the grantor under the foregoing instrument, personally known or identified to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of such company, and pursuant to proper authority granted therefor, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \checkmark day of , 2021..

[SEAL]

ABIGAIL M DECISO NOTARY PUBLIC - STATE OF CL'NOIS

OFFICIAL SEAL

Commission Expires:

2117257051 Page: 4 of 5

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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, other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

laws of the state of filliois.	
Dated: \(\frac{1}{2} \), 2021	Signature:
	Grantor or Agent
SUBSCRIBED AND SWORN TO	,
BEFORE ME TH'S 🗻	
DAY OF June, 2021	•
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
· Molai O . The	OFFICIAL SEAL ABIGAIL M DELUSO
Misul Mi som	TATE OF ILLINUIS
NOTARY PUBLIC	\$ MY COMMISSION EXPINESSOR TYPE \$
1.0.1(4).100210	{

The grantee or its agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated:, 2021	Signature:
	Crantor or Agent
SUBSCRIBED AND SWORN TO	0.
BEFORE ME THIS	$O_{\mathcal{E}}$
DAY OF, 2021	
NOTARY PUBLIC	

NOTE: 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.

2117257051 Page: 5 of 5

## **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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, other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: (1) (1) 2021

Signature:

Grantor, ór Agent

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 2021

OFFICIAL SEAL ABIGAIL M DELUSO

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/17/74

NOTARY PUBLIC

The grantee or its agent affirms and verifies that he name of the grantee shown on the deed or assignment of beneficial interest in a land trust is citier 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: June 7, 2021

Signature:

Gran or or Agent

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 7

2021

MOTARY PUBLIC

MAUREEN A ALBERTS

Official Seal

Notary Public - State of Illinois My Commission Expires Jun 10, 2022

NOTE: 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.