

UNOFFICIAL COPY



\*2117257051\*

Doc# 2117257051 Fee \$88.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 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, Esq.

The above space for recorder's use only

PLEASE MAIL SUBSEQUENT TAX BILL TO:  
Jewish Federation of Metropolitan Chicago  
30 South Wells Street  
Chicago, Illinois 60606  
Attention: Executive Director

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made as of the 21<sup>st</sup> day of June, 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 1/4 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.

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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 Representative



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
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

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

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

REAL ESTATE TRANSFER TAX		21-Jun-2021
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

14-08-410-022-0000 | 20210601655113 | 1-878-570-256



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## STATEMENT BY GRANTOR AND GRANTEE

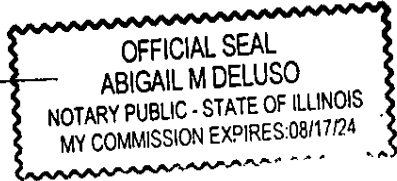
The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 2, 2021

Signature: [Handwritten Signature]  
Grantor, or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 2  
DAY OF June, 2021

[Handwritten Signature]  
NOTARY PUBLIC



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: \_\_\_\_\_  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS \_\_\_\_\_  
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.

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## STATEMENT BY GRANTOR AND GRANTEE

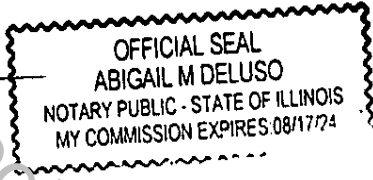
The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 2, 2021

Signature: *[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 2  
DAY OF June, 2021

*Abigail M Deluso*  
NOTARY PUBLIC



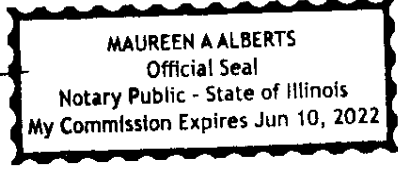
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 7, 2021

Signature: *[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 7<sup>th</sup>  
DAY OF June, 2021

*Maureen A. Alberts*  
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.