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FIRST AMERICAN TITLE

FILE # 3062729
2062

WARRANTY

Doc#: 2119518310 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/14/2021 01:18 PM Pg: 1 of 4

This instrument was prepared by:

Gardiner Koch Weisberg & Wrona
53 W Jackson Blvd. #950
Chicago, IL 60604

Dec ID 20210601660537

ST/CO Stamp 2-124-037-392

After recording return to:

The Town of Cicero
4949 W. Cermak Rd.
Cicero, IL 60804

Attention:

Craig Pesek

THIS INDENTURE made as of the 9 day of June 2021, is between 3401 Cicero, LLC, a Wisconsin Limited Liability Company ("Grantor"), and the Town of Cicero, an Illinois municipal corporation ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, AND SELL unto Grantee, and to its successors and assigns, the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "Land"),


Subject to: To general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto Grantee, and to the proper use, benefit and behoof, forever, of said party of the Grantee, as an Illinois municipal corporation.

This deed is executed by the Grantor, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals the day and year first above written.

T O W N O f C I C E R O		Address: 3401 S CHEROKEE AVE	Real Estate Transfer Tax
		Date: 06/09/2021	\$50.00
		Stamp #: 2021-7704	Payment Type: Grant
		By: [Signature]	Commissioner, E.
			2021-0601660537

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3401 Cicero, LLC

Member:

Guiffre II, LLC

By: Frank P. Guiffre, Revocable Trust dated August 10, 2005

By: Dominic J. Guiffre

Nicholette Reinhardt as Successor Trustee of the Frank P. Guiffre Revocable Trust, dated August 10, 2005

By: Dominic J. Guiffre and Joan M. Guiffre Joint Revocable Trust

By: Dominic J. Guiffre

Dominic J. Guiffre, Trustee of the Dominic J. Guiffre and Joan M. Guiffre Joint Revocable Trust, dated October 24, 2000

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominic J. Guiffre personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of June, 2021

Esmeralda Ramirez
Commission expires:



Notary Public

This instrument was prepared by:
Gardiner Koch Weisberg & Wrona
53 W. Jackson Blvd, Suite 950
Chicago, IL 60604

Send Subsequent Tax Bills to Town of Cicero
4949 W. Cermak Rd.
Cicero, IL 60804

After recording please return to:
The Town of Cicero
Attn: Town Clerk
4949 W. Cermak Rd.
Cicero, IL 60804

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Exhibit A

The East 460 feet of the West 493 feet of the North 308 feet of the South 924 feet of the Southwest Quarter of the Northwest Quarter of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian, (except that part bounded and described as follows: Commencing at the Southwest corner of the Northwest Quarter of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian; thence on an assumed bearing of North 00 degrees 00 minutes 48 seconds East on the West line thereof 616.00 feet to the North line of the South 616.00 feet of Southwest Quarter of the Northwest Quarter of said Section 34; thence North 89 degrees 57 minutes 20 seconds East on the last described line, 33.00 feet to the East line of Cicero Avenue for the point of beginning; thence continuing North 89 degrees 57 minutes 20 seconds East on said North line of the South 616.00 feet, a distance of 23.87 feet; thence North 01 degrees 28 minutes 44 seconds East 308.11 feet to a point on the North line of the South 924.00 feet of the Southwest Quarter of the Northwest Quarter of said Section 34, said point being 31.75 feet East of the East line of said Cicero Avenue; thence South 89 degrees 57 minutes 20 seconds West on the North line of said South 924.00 feet, a distance of 31.75 feet to the East line of Cicero Avenue; thence South 00 degrees 00 minutes 48 seconds West on said East line of Cicero Avenue 308.00 feet to the point of beginning, in Cook County, Illinois.

PIN: 16-34-102-015-0000

ADDRESS: 3401 South Cicero Avenue, Cicero, IL 60804

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First American

First American Title Insurance Company
4230 West Irving Park Road

Chicago, IL 60641
Phone: (773)481-7589
Fax: (866)425-8271

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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, or 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.

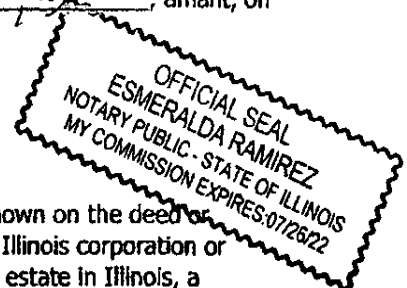
Dated: June 09, 2021

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Faizan Iqbal, affiant, on June 09, 2021.

Notary Public _____



The grantee or his 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.

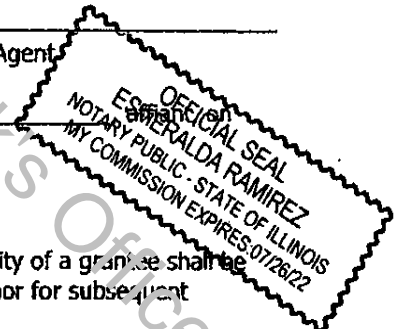
Dated: June 09, 2021

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Clayton Peterson, on June 09, 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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)