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PREPARED BY:

Nicholas S. Peppers Storino, Ramello & Durkin 9501 West Devon Avenue, Suite 800 Rosemont, Illinois 60018 Doc#. 2121004521 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/29/2021 02:04 PM Pg: 1 of 3

Dec ID 20210601664369 ST/CO Stamp 0-198-472-976

MAIL TAX BILL TO:

Elmpark Dev, Inc. 1910 North 75th Avenue Elmwoco Park, Illinois 60707

MAIL RECORDED DEED TO:

Alexander Demchenko
Demchenko Law, P.C.
120 North LaSalle Street, Suite 4 50
Chicago, Illinois 60602

WARRAN FY DEED

THE GRANTOR, the VILLAGE OF ELMWOOD PARK, an Illinois municipal corporation, 11 Conti Parkway, Elmwood Park, Illinois 60707, for and in consideration of Fifty Thousand Dollars and 00/100 (\$50,000.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to ELMPARK DEV, INC., an Illinois corporation, 1910 North 75th Avenue, Elmwood Park, Illinois 60707, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 33 FEET OF LOT 49 IN BLOCK 3 IN HILL CREST SUBDIVISION, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 36, TOWNSHIP 40 NORTH, RANGL 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-36-205-033-0000

Property Address: 2306 North 73rd Avenue, Elmwood Park, Illinois 60707



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Subject, however, to 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; covenant that Buyer shall construct an all brick single family home on the property, with construction to commence within twelve (12) months; and general real estate taxes not due and payable at the time of Closing.

Dated this <u>ll</u> of <u>Way</u>	, 2021:
GRANTOR:	
VILLAGE OF ELMWOOD PARK, ILLINOIS	
	ATTEST:
1144	
By: My Stellar	By: Alesho
Angelo "Skip" Saviano, Village President	Gina Pesko, Clerk
STATE OF ILLINOIS	
STATE OF IEEROOIS	
7-1	
COUNTY OF Cook)	
State aforesaid, DO HEREBY CERTIFY that A and Village Clerk of the Village of Elmwood to be the same persons whose names are before me this day in person and ackno	100
OFFICIAL SEAL ROSEMARIE SMALL-BIANCALANA	RALLWOULLE MOTOR POLICE (NOTATE PUBLIC)
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/12/24	and C
M. COMMONIA DA INCOMINA	My Commission Expires: 6/12 1024
Exempt under Real Estate Transfer Law 35 Dated: 14 2021.	ILCS 200/31-45 (b) (1)
	Nich/olas S. Peppers

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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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 25, 2021 anature Julie Ebbert Print Name

Subscribed and sworn to before me this 25th of June, 2021

GAIL A LULLING Official Seal Notary Public - State of Illinois My Commission Expires Apr 13, 2025

The grantee or his agent affirms and verifies in the grantee or 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 25, 2021

Julie Ebbert

Print Name

Subscribed and sworn to before me this 25th

June, 2024L A LULLING Official Seal

Clory's Orrica Notary Public - State of Illinois

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.