

UNOFFICIAL COPY

3044
19007908011
CT nulling

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
Elmwood Park, Illinois 60707

MAIL RECORDED DEED TO:

Alexander Demchenko
Demchenko Law, P.C.
120 North LaSalle Street, Suite 950
Chicago, Illinois 60602

WARRANTY 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, RANGE 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



Village of Elmwood Park
Real Estate Transfer Stamp

Up/2021/9/1
EXEMPT

UNOFFICIAL COPY

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

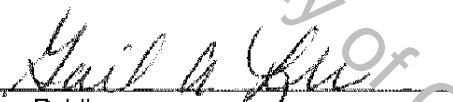
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

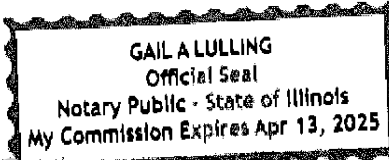
Dated: June 25, 2021


Signature

Julie Ebbert
Print Name

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

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

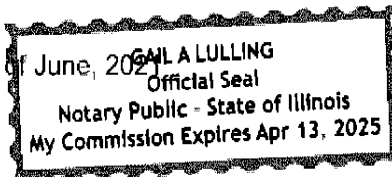
Dated: June 25, 2021


Signature

Julie Ebbert
Print Name

Subscribed and sworn to before me this 25th of June, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.