

# UNOFFICIAL COPY

**INSTRUMENT PREPARED BY:**

MICHAEL R. ROTH  
ICE MILLER LLP  
2300 CABOT DRIVE  
SUITE 455  
LISLE, ILLINOIS 60532

**AFTER RECORDING RETURN TO:**

Agnes Pogorzelski  
Agnes Pogorzelski & Associates, P.C.  
7443 Irving Park Road Suite 100  
Chicago, IL 60634

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Karen A. Yarbrough  
Cook County Clerk  
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Chicago Title

21014/167347 AN (1.62)

## WARRANTY DEED

THIS INDENTURE, made as of August 3<sup>rd</sup>, 2021, between BERWYN PARK DISTRICT, an Illinois municipal corporation, ("Grantor") having a address of 3701 Scoville Avenue, Berwyn IL 60402, a company created and existing under and by virtue of the laws of the State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by its Board of Directors, CONVEYS AND WARRANTS to Anna Landowski, a single woman, ("Grantee") having an address of 1212 N. LaSalle Street #907, Chicago, IL 60610, all interest in and to that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and make a part hereof (the "Real Estate").

Subject only 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.

Permanent Index No: 2847 Kenilworth Avenue, Berwyn, IL 60402

Commonly known as: 16-30-313-123-0000

SEAL  
THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 2 OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 8-02-2021 TELLER [Signature]

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Dated this 3<sup>rd</sup> day of August, 2021.

**BERWYN PARK DISTRICT**

By: Sandra R. Fejt  
Name: Sandy Fejt  
Title: Executive Director

Property of Cook County Clerk's Office

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 Sandy Fejt, is personally known to me to be the Executive Director of Berwyn Park District, an Illinois municipal corporation and is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that as such Executive Director, she signed and delivered the same instrument, pursuant, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3<sup>rd</sup> day of August, 2021



Armandina Valentin  
Notary Public

My Commission Expires: 8/6/2022

Mail Tax Statements to: Anna Landowski  
1212 N. LaSalle Dr.  
# 907  
Chicago, IL 60610

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## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 30 FEET OF LOT 25, AS MEASURED ON THE MOST WESTERLY LINE OF SAID LOT OF THE MOST WESTERLY 125 FEET AS MEASURED ON A SOUTH LINE WHOSE DISTANCE IS 115.39 FEET AND LYING NORTH OF A CONTINUATION OF SAID LINE A DISTANCE OF 9.61 FEET TO THE EAST, SAID SOUTH LINE BEING THE NORTH MOST OF 2 SOUTHERLY LOT LINES OF LOT 25, BLOCK 1, IN LAWNSDALE MANOR, A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: August 3, 2021

Signature: Sandra R. Fejt  
Grantor or Agent

Subscribed and sworn to before  
this 3rd day of AUGUST, 2021.

Notary Public Armandina Valentin



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: \_\_\_\_\_, 2021

**SEE ATTACHED**  
Signature

\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
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.

(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.)

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: August 3, 2021      Signature: Sandra R. Fejt  
Grantor or Agent

Subscribed and sworn to before  
this 3rd day of AUGUST, 2021.  
Notary Public Armandina Valentis

"OFFICIAL SEAL"  
ARMANDINA VALENTIN  
Notary Public, State of Illinois  
Commission Expires 8/6/202

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: 8/3, 2021      Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
this 3<sup>rd</sup> day of August, 2021.  
Notary Public [Signature]

"OFFICIAL SEAL"  
TYLER J. PLEBANIAK-LANNERS  
Notary Public, State of Illinois  
My Commission Expires 11/02/22

**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.)

Property of Cook County Clerk's Office