

UNOFFICIAL COPY

Doc#: 2123710207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2021 03:14 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO CORPORATION

Dec ID 20210801639224
ST/CO Stamp 1-050-539-792
City Stamp 0-094-435-088 City Tax: \$180.00

FIRST AMERICAN TITLE
FILE # AF1011542

Preparer File: AF1011542
FATIC No.: AF1011542

THE GRANTOR, CHICAGO NEIGHBORHOOD INITIATIVES, INC, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Area Wide Realty Corporation, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, the following described Real Estate situated in the County of Cook in the State of Illinois, with a recordable SPECIAL WARRANTY DEED with release of homestead rights, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantee's address: 1545 S. 61st Ct. Cicero, IL 60804

SUBJECT TO: Covenants, conditions and restrictions of record; Party wall rights and agreements, if any; Existing leases and tenancies; Special taxes or assessments for improvements not yet completed; Any confirmed special tax or assessment; Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; Mortgage or trust deed specified below, if any; General taxes not yet due and payable.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

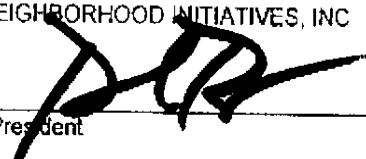
Permanent Real Estate Index Number(s): 25-15-405-047-0000

Address(es) of Real Estate: 10736 South Langley Avenue
Chicago, Illinois 60628

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its this:

16th day of August, 20 21

CHICAGO NEIGHBORHOOD INITIATIVES, INC

By: 
David Doig, President

Attest:
none,



First American
Title Insurance Company

Warranty Deed - Corporation to Corporation

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STATE OF ILLINOIS, COUNTY OF

Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David Doig, personally known to me to be the President of the CHICAGO NEIGHBORHOOD INITIATIVES, INC and none, personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David Doig and none they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal this 16th day of August, 2021.



[Handwritten Signature]
Notary Public

Prepared by:
Marilyn J. Wood
PO Box 247
Oak Park, IL 60303

Mail to:
WILLIAM P. RALPH
10540 S. WESTERN AVE SUITE 407
CHICAGO, IL 60643

Name and Address of Taxpayer:
AREA WIDE REALTY CORPORATION
1545 S. 61ST. CT
CICERO, IL 60804

Exempt under provision of
Paragraph 6, Section 31-45

Property Tax Code

8/17/21
Date

[Handwritten Signature]
Buyer, Seller or Representative



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Exhibit "A" – Legal Description

LOT 18 IN BLOCK 2 IN P.L.A. ADDITION TO PULLMAN, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office



*First American
Title Insurance Company*

Warranty Deed – Corporation to Corporation

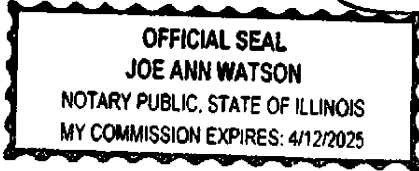
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STATEMENT BY GRANTOR AND GRANTEE

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 August 16, 2021

Signature: [Signature]
Grantor or Agent

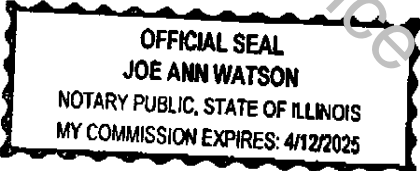


Subscribed and sworn to before me
By the said agent
This 16th day of August, 2021
Notary Public [Signature]

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

Date August 16, 2021

Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me
By the said agent
This 16th day of August, 2021
Notary Public [Signature]

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.)