

UNOFFICIAL COPY

Doc#: 2123734032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2021 11:37 AM Pg: 1 of 4

Route: W. Division Street
Section: N. Elston Ave to N. Larrabee St
County: Cook
Job No.: 87822
Parcel Number: 015TK Owner:
Berger Holdings, Inc., an Illinois
corporation
PIN: 17-05-401-022

Dec ID 20210801636889
ST/CO Stamp 0-665-130-768
City Stamp 1-338-631-952

This instrument was prepared by and
~~after recording, please return to:~~

John D. McDonough
Attorney at Law
204 Columbia Avenue
Elmhurst, Illinois 60126
630-569-0489
john@mcdonoughjd.com

SPECIAL WARRANTY DEED

Berger Holdings, Inc., an Illinois corporation (Grantor), for and in consideration of Thirty Thousand and no/100 Dollars (\$30,000.00), receipt of which is hereby acknowledged, hereby conveys and specially warrants to the **City of Chicago**, an Illinois home rule municipality (Grantee), all right title and interest of Grantor and, without limitation, any after-acquired title in and to the following described real estate:

See legal description attached and incorporated as Exhibit A.

situated in the County of Cook, State of Illinois. The above-described real estate and any and all improvements located thereon are herein referred to as the "Premises."

Grantor covenants to Grantee, its successors and assigns that the premises are free and clear from any encumbrance made, done or suffered by Grantor, and any persons or entities claiming by, through or under Grantor, and that Grantor will forever warrant and defend the title to the Premises against the claims and demands of all persons or entities claiming by, through or under Grantor. The conveyance is subject to real estate taxes not yet due or payable.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Return to:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

ASE-201910-18554 1 of 1
LWD

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Dated this 27th day of February, 2021.

Berger Holdings, Inc., an Illinois corporation

By: [Signature]
Name: Kurt M. Knaack
Title: President

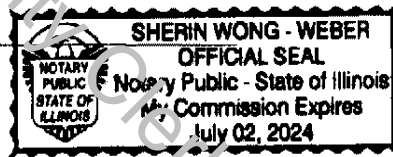
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Kurt M. Knaack, personally known to me to be the President of **Berger Holdings, Inc.**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged under oath that as such, he/she signed and delivered the instrument, as the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

(SEAL)

[Signature: Sherin Wong-Weber]
Notary Public

My Commission Expires: _____



Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

Jan 27, 2021
Date

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		12-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-05-401-022-0000 | 20210801636889 | 0-665-130-768

REAL ESTATE TRANSFER TAX		12-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due.

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Exhibit A - Premises

Route: W. Division Street
 Section: N. Elston Avenue to N.
 Larrabee Street
 County: Cook
 Job No.: 87822
 Parcel Number: 015TK
 Owner: Berger Holdings, Inc. an
 Illinois corporation
 PIN: 17-05-401-022

THAT PART OF LOT 33 IN BLOCK 77 OF ELSTON'S ADDITION TO CHICAGO (ANTE-FIRE), IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011):

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 32 DEGREES 16 MINUTES 17 SECONDS EAST ON THE EASTERLY LINE OF SAID LOT, 8.00 FEET; THENCE NORTH 68 DEGREES 26 MINUTES 57 SECONDS WEST, 17.49 FEET TO THE NORTH LINE OF SAID LOT; THENCE NORTH 88 DEGREES 22 MINUTES 35 SECONDS EAST ON SAID NORTH LINE, 12.00 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

Said parcel 015TK containing 0.001 acre or 41 square feet, more or less.

Address - 1192 N Cherry Ave, Chicago IL 60642-4203

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STATEMENT BY GRANTOR AND GRANTEE

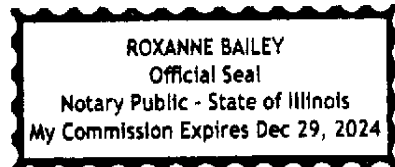
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 08-12-, 20 21

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Jodi Garrard
this 12th day of August, 20 21
Notary Public Roxanne Bailey



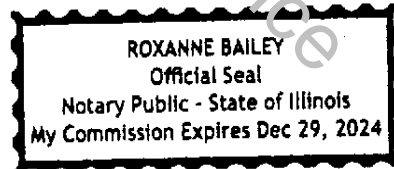
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 12, 20 21

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Jodi Garrard
This 12th day of August, 20 21
Notary Public Roxanne Bailey



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.)