

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by:

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Harrison & Held LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After recording return to and
Send subsequent tax bills to:

4900 North Kenmore LLC
15 S. Racine Avenue Unit 1
Chicago, Illinois 60607

PIN: 14-08-410-021-0000



2125601046D

Doc# 2125601046 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2021 10:55 AM PG: 1 OF 5

(The Above Space For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made and effective as of the 31st day of August, 2021, by Jewish Federation of Metropolitan Chicago, an Illinois Not For Profit corporation, of Chicago, Illinois, as Grantor ("Grantor") in favor of 4900 North Kenmore LLC, an Illinois limited liability company whose address is 15 S. Racine Avenue, Unit 1, Chicago, Illinois 60607, as Grantee ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT AND CONVEY with special warranty covenants unto Grantee, and her successors and assigns, forever, all the following described real estate situated in the County of Cook, State of Illinois:

See Legal Description attached hereto as **Exhibit A** and incorporated herein;

TOGETHER WITH all hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, improvements, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above-described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever. Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, her successors and assigns, that during Grantor's ownership of the premises, Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that it will warrant and forever defend, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the premises subject only to the special warranties conveyed with this Deed; 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; and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE PAGE FOLLOWS]

4811-2130-0728

21GSAB17106LP
LTM 1046

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EXHIBIT A
LEGAL DESCRIPTION

LOTS 15 AND 16 IN BLOCK 2 IN CONARROE'S RESUBDIVISION OF THAT PART OF ARGYLE STREET, LYING SOUTH OF CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1885 IN BOOK 20, PAGE 49 OF PLATS, IN COOK COUNTY, ILLINOIS.

PIN: 14-08-410-022-0000

Commonly known as: 4900 North Kenmore Avenue, Chicago, Illinois 60640

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 31 | 20 21

SIGNATURE: *Laubaily*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

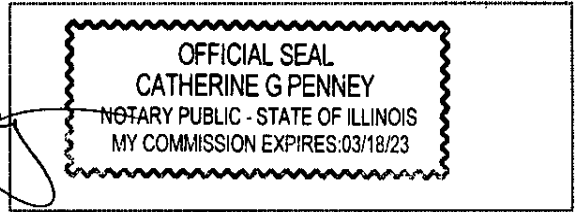
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 8 | 31 | 20 21

NOTARY SIGNATURE: *Catherine G Penney*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 31 | 20 21

SIGNATURE: *Laubaily*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

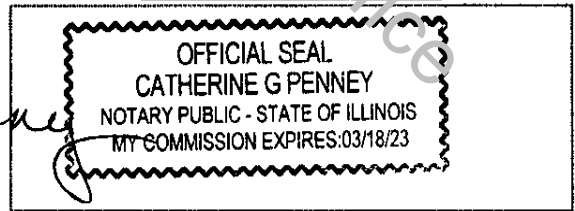
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 8 | 31 | 20 21

NOTARY SIGNATURE: *Catherine G Penney*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)