# **UNOFFICIAL COPY**

### SPECIAL WARRANTY DEED

This instrument was prepared by:
Brad S. Gerber
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 60507

PIN: 14-08-410-027-0000



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 WARRANT'S 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 narreby 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 appurterances, 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

2165A817106LP UM 196



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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the date set forth above.

JEWISH FEDERATION OF METROPOLITAN CHICAGO

an Illinois not for profit corporation

By:

Its:

Chief Figancial Officer

STATE OF ILLINGIS

)SS.

COUNTY OF COG

I, the undersigned, a Notary Public, do hereby certify that BOAZ BLUMOVITZ, personally known to me to be the Chief Financial Officer as aforesaid of the Jewish Federation of Metropolitan Chicago, an Illinois not for profit 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 each acknowledged that he signed and delivered the said instrument in his capacity as aforesaid of said corporation, pursuant to authority, as his 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 31 day of August, 2021.

Notary Public

My Commission Expires:

OFFICIAL SCAL ROBIN M SCHAPICO NOTARY PUBLIC - STATE OF ILLING'S MY COMMISSION EXPIRES:03/06/2 }

Exempt from taxation under the Illinois Real Estate Transfer The Ad Sec. 31-45 Par. (b) and Chicago Transaction and 3-33-060 As to CTA portion.

8/31/21 Lacallialey

DATE Byer, Seller or Represes table

**REAL ESTATE TRANSFER TAX** 07-Sep-2021 CHICAGO: 8,250.00 CTA: 0.00 TOTAL: 8,250.00 \*

14-08-410-022-0000 | 20210801659051 | 1-012-879-120

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

REAL ESTATE TRANSFER		TAX	07-Sep-2021
		COUNTY:	550.00
	SECT	ILLINOIS:	0.00
		TOTAL:	550.00
14-08-410-022-0000		20210801659051	0-177-934-096

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# **UNOFFICIAL CO**

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the date set forth above.

> JEWISH FEDERATION OF METROPOLITAN CHICAGO an Illinois not for profit corporation

By:

Vice President of Accounting

STATE OF ILLINOIS

) SS.

COUNTY OF (VGC

I, the undersigned, a Notary Public, do hereby certify that JAMES PINKSTON, personally known to me to be the title as aforesaid of the Jewish Federation of Metropolitan Chicago, an Illinois not for profit 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 each acknowledged that he signed and delivered the said instrument in his capacity as aforesaid of said corporation, pursuant to authority, as his 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 day of August, 2021.

Notary Public

My Commission Expires:

OFFICIAL SEAL ROBIN M SCHAPIRO

NOTARY PUBLIC - STATE OF ILLINOIS.

MY COMMISSION EXPIRES:03/06/22

# **UNOFFICIAL COPY**

## 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: 14-08-410-322-0000

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

# **UNOFFICIAL COPY**

#### 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

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 ti	tle to real estate under the laws of the State of Illinois.
DATED: 3   3   , 20 2 (	SIGNATURE: Varabaly
0.	<del>CRANTOR of</del> AGENT
GRANTOR NOTARY SF 2TI DN: The below section is to be completed by	the NOTARY who witnesses the GRANTOR signature.
Subscribed and swarn to before me, Name of Notary Public:	· · · · · · · · · · · · · · · · · · ·
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW
On this date of: 8   3 1  , 20 21	OFFICIAL SEAL CATHERINE G PENNEY NOTARY PUBLIC - STATE OF ILLINOIS
94	MY COMMISSION EXPIRES:03/18/23
GRANTEE SECTION	
The <b>GRANTEE</b> or her/his agent affirms and verifies that the nan	e of the <b>GRANTEE</b> shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural perso	n, ພາກຳເກັດis 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 recog	gnized as a person and authorized to do business or
acquire and hold title to real estate under the laws of the State of	f Illinois.
DATED: 8 31,2021	SIGNATURE: Lawbully
	GRANTEE OI AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by	the NOTARY who witnesses the GRALT Esignature.
Subscribed and sworn to before me, Name of Notary Public	
By the said (Name of Grantee):	AFFIX NOTARY STAMP SELOW
On this date of: 8 3 .20 Z	OFFICIAL SEAL CATHERINE G PENNEY NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/18/23
•	International Control of the Control

### 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

rev. on 10.17.2016