

UNOFFICIAL COPY



Doc# 2125615030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2021 01:29 PM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # 3095613-2

COVER SHEET

Attached

For the Purpose of affixing Recording information

For this Special Warranty Deed

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INVESTMENT CORPORATION, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to SB 10040 VERNON LLC, a Illinois limited liability company, address 155 Bryant Ave, Glen Ellyn, IL 60137 GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

THE SOUTH 20 FEET OF LOT 16, ALL OF LOT 17 AND LOT 18 (EXCEPT THE SOUTH 20 FEET THEREOF), IN BLOCK 3, IN O'TOOLE'S CALUMET CENTER SUBDIVISION, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 11038 South Vernon Avenue Chicago, IL 60628
PERMANENT INDEX NO: 25-15-414-021-0000

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (a) general real estate taxes for 2021, and subsequent years;
- (b) existing leases only, without a right to purchase the real estate.

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INVESTMENT CORPORATION has caused this Special Warranty Deed to be signed by a Vice-President on its behalf, this 27 day of August, 2021.

COMMUNITY INVESTMENT CORPORATION,

By: 

Vice-President

THIS INSTRUMENT WAS PREPARED BY:
GREIMAN, ROME & GRIESMEYER, LLC
205 W. Randolph Street, Suite 2300
Chicago, Illinois 60606

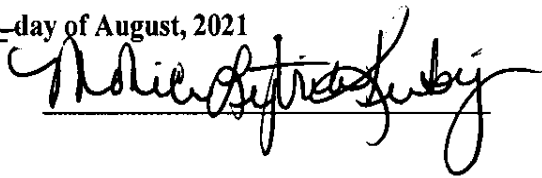
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STATE OF ILLINOIS
COUNTY OF COOK

I, Monica Lytrice Kirby a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Patricia D. Dole, personally known to me to be the Vice-President of COMMUNITY INVESTMENT 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 that as such Vice-President, (s)he signed and delivered the said instrument pursuant to authority given by the manager of said corporation as his/her free and voluntary act and as his/her 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 26th day of August, 2021

Notary Public






Mail To & Mail Tax Bills To:

SB 10040 Vernon LLC

155 Bryant Ave

Glen Ellyn, IL 60137-5523

| REAL ESTATE TRANSFER TAX | | 13-Sep-2021 |
|---|----------|-------------|
|  | CHICAGO: | 3,431.25 |
| | CTA: | 1,372.50 |
| | TOTAL: | 4,803.75 * |
| 25-15-414-021-0000 20210801651704 0-246-308-624 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 13-Sep-2021 |
|---|-----------|-------------|
|  | COUNTY: | 228.75 |
|  | ILLINOIS: | 457.50 |
| | TOTAL: | 686.25 |
| 25-15-414-021-0000 20210801651704 0-040-460-048 | | |