

UNOFFICIAL COPY

PREPARED BY:

Matthew A. Flamm, P.C.
21660 W. Field Parkway, Suite 118
Deer Park, IL 60010

Doc# 2127404195 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 03:11 PM Pg: 1 of 3

MAIL TAX BILL TO:

Lawndale Christian Health Center
3860 West Ogden Avenue
Chicago, IL 60623

Dec ID 20210801652315
ST/CO Stamp 1-835-356-304
City Stamp 1-845-944-464

MAIL RECORDED DEED TO:

Lawndale Christian Health Center
3860 West Ogden Avenue
Chicago, IL 60623

SPECIAL WARRANTY DEED

THE GRANTOR, **New Chicago, LLC**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to **Lawndale Christian Health Center**, an Illinois not-for-profit corporation, of 3860 W. Ogden Ave, Chicago, IL 60623, all interest in the following described real estate situated in Cook, State of Illinois, to wit:

Lot 1 in Block 1 in Ogden Boulevard Addition to Chicago, a subdivision in Section 23 and 26, Township 39 North, Range 13, East of Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-23-323-018-0000

Property Address: 3801 West Ogden Avenue, Chicago, IL 60623

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 against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Dated this 9th day of August 2021

New Chicago, LLC

By: [Signature]
Eric Brandenburger, Manager

STATE OF Illinois
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Erik Brandenburger, 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 he signed, sealed and delivered the said instrument, as his free and voluntary act and as the free and voluntary act of New Chicago, LLC, for the uses and purposes therein set forth.

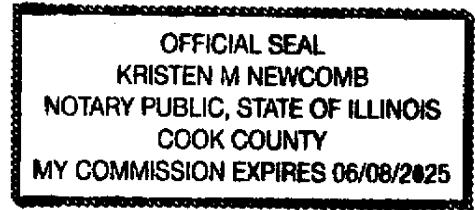
Given under my hand and notarial seal, this 9 day of August, 2021

[Signature]
Notary Public

My commission expires: 06/08/2025

Exempt from real estate transfer taxes pursuant to 35 ILCS 200/31-45(b)(3) (property acquired by or from any corporation organized and operated exclusively for charitable, religious or educational purposes).

[Signature] 8/9/2021



Property of Cook County Clerk's Office

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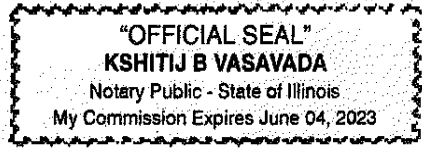
STATEMENT BY GRANTOR AND GRANTEE

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 8/7/21, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said MATTHEW FLANN
This 7th day of AUGUST, 2021
Notary Public [Signature]

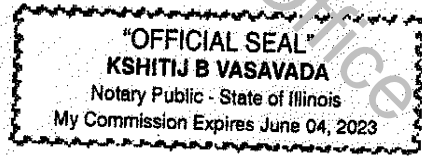


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8/7/21, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said MATTHEW FLANN
This 7th 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.)