# **UNOFFICIAL COPY**

This document was prepared by: After recording mail to:

Glenn D. Taxman Much Shelist, P.C. 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606 Doc#. 2130049157 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/27/2021 01:15 PM Pg: 1 of 4

Dec ID 20211001698288 ST/CO Stamp 0-645-645-456 ST Tax \$4,300.00 CO Tax \$2,150.00

Send subsequent tax bills to:

FGPH 203 S Morion LLC 100 S. Wacker Prive, Suite 2100 Chicago, IL 6060

CCHI19070694

### SPECIAL WARRANTY DEED

THIS INDENTURE is made as of October 4/\_, 2021 between 203 S. MARION STREET CORPORATION, an Illinois corporation ("Grantor"), and FGPH 203 S. MARION LLC, an Illinois limited liability ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

### See attached and incorporated Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remain lers, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it 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 the Grantor will WARRANT AND DEFEND said premises against all persons or entities lawfully claiming, or to claim the same, by, through or under Grantor, subject, however, to only real estate taxes not yet due and payable, and covenants, conditions, easements and restrictions of public record as of the date hereof, insofar as the same are applicable and presently in force and effect.

(SIGNATURE PAGE FOLLOWS)

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

203 S. MARION STREET CORPORATION, an Illinois corporation

Name: Charles M. Williams

Title: President

STATE OF ILLINOIS SS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Charles M. Williams the President of 203 S. MARION STREET CORPORATION, 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 that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of October 21, 2021.

**SEAL** 

OFFICIAL SEAL CATHLEEN KEATING WILDLIAM NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 3/18/2025

Notary Public

Real Estate Transfer Tax **\$34,400.006** 

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#### **EXHIBIT A**

LOTS 1, 4, 5 AND 8 IN BLOCK 4 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address:

203 S. Marion Street, Oak Park, IL

**P.I.N.(S):** 

Property of Cook County Clerk's Office 16-07-308-008, 16-07-308-009, 16-07-308-010 and 16-07-308-011

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# **UNOFFICIAL COPY**

OF TEF REAL ESTATE TRANSFER TAX

21-Oct-2021





**COUNTY:** 2,150.00 **ILLINOIS:** 4,300.00

TOTAL:

6,450.00

16-07-308-008-0000

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