

UNOFFICIAL COPY

Doc#: 2135434039 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2021 11:21 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

Property Address:

700 Madison Street
Oak Park, Illinois 60302

PIN: 16-07-418-018-0000
16-07-418-017-0000
16-07-418-020-0000
16-07-418-014-0000

Return Deed To:

David H. Sachs
HMB Legal Counsel
500 West Madison Street
Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills To:

Oak Park Madison Street LLC
4333 South Pulaski Ave.
Chicago, Illinois 60632

COPIES 2# 0132840
JK

Dec ID 20211201659251
ST/CO Stamp 1-059-394-192

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 4th day of November, 2021, between the Village of Oak Park, a home rule municipal corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and OAK PARK MADISON STREET LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, RELEASE, AND CONVEY unto the Grantee, and pursuant to the authority of the Board of Trustees of the Village of Oak Park, Illinois, and to Grantee's successors and assigns FOREVER, all interest in the following described real estate, situated in the County

OFFICE (NON APPROVED)

JE D. BRY CEO
of Oak Park

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of Cook and State of Illinois known and described as follows, to wit:

LOTS 13 TO 27, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 4 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIDAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 16-07-418-018-0000, 16-07-418-017-0000, 16-07-418-020-0000 and 16-07-418-014-0000

Property Address: 700 Madison Street, Oak Park, Illinois 60302

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, 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, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto Grantee and Grantee's successors and assigns forever and Grantor, for itself and its successors, does hereby covenant, warrant, promise and agree, to and with Grantee, Grantee's successors and assigns that Grantor has not done or suffered to be done anything whereby the premises herein described are, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will warrant and forever defend title to said premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor, but not otherwise.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

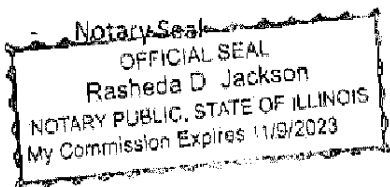
VILLAGE OF OAK PARK, an Illinois municipal corporation

Lisa Shelley
By: Lisa Shelley
Its: Interim Village Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COCK)

I, Rasheda Jackson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lisa Shelley personally known to me to be the Interim Village Manager of the Village of Oak Park, an Illinois municipal corporation (the "Village"), 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 she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of the Village for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of November, 2021.



Rasheda D. Jackson
Notary Public

This instrument prepared by: Paul L. Stephanides, Village Attorney, Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60302

This deed is exempt from the provisions of the Illinois Real Estate Transfer Tax Act under 35 ILCS 200/31-45(b).

Dated: November 4, 2021

Paul L. Stephanides

This deed is exempt from the Village of Oak Park Real Estate Transfer Tax pursuant to Section 23A-1-6(A) of the Oak Park Village Code.

Dated: November 4, 2021

Paul L. Stephanides

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of her knowledge, the name of the Grantor 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, 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.

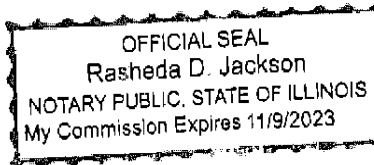
Dated: November 4, 2021

Don Shelley
Grantor:

REVIEWED AND APPROVED
AS TO FORM

Subscribed and sworn before me
this 4th day of November, 2021.

Rasheda D. Jackson
NOTARY PUBLIC



[Signature]
NOV 11 2021
LAW DEPARTMENT

The Grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 2021

Grantee or Agent

Subscribed and sworn before me
this ____ day of _____, 2021.

NOTARY PUBLIC

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.]

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of her knowledge, the name of the Grantor 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, 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.

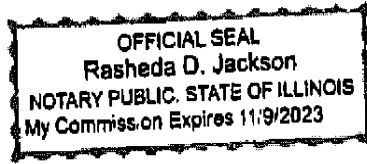
Dated: November 4, 2021

[Signature]
Grantor

REVIEWED AND APPROVED
AS TO FORM

Subscribed and sworn before me
this 4th day of November, 2021.

[Signature]
NOTARY PUBLIC



[Signature]
LAW DEPARTMENT

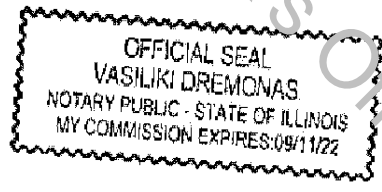
The Grantee or its agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 2nd, 2021

[Signature]
Grantee or Agent

Subscribed and sworn before me
this 2nd day of December, 2021.

[Signature]
NOTARY PUBLIC



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.]

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Exempt under 35 ILCS 200/31-45 paragraph (b)(1), Real Estate Transfer Act

Date: 12/9/2021


Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office