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THIS INSTRUMENT PREPARED
BY:

Michael Levick, Esq.
LevickRoth
350 West Hubbard Street
Suite 620
Chicago, Illinois 60654

AFTER RECORDING
RETURN TO:

Michael A. Mars, Esq.
Klein, Thorpe & Jenkins
20 N. Wacker Drive, Suite 1660
Chicago, Illinois 60606



Doc# 2201812046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2022 11:44 AM PG: 1 OF 5

41068424 2/2

GIT

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 11th day of January, 2022, is given by MEV RIVERSIDE LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, having a principal business address of 350 W. Hubbard Street, Suite 620, Chicago, Illinois 60654 ("Grantor"), to VILLAGE OF RIVERSIDE, an Illinois municipal corporation, having an address at 27 Riverside Road, Riverside, Illinois 60546 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the managers and/or members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to Grantee's successors and assigns, FOREVER, the real estate situated in Cook County, IL, legally described on Exhibit "A" attached hereto (the "Land"), together with Grantor's rights, titles and interests in all improvements, structures and fixtures located thereon, if any, and all rights, titles, and interests of Grantor appurtenant thereto, subject only to those items, matters and things described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on said Exhibit B attached hereto.

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

GRANTOR:

MEV RIVERSIDE LLC,
an Illinois limited liability company

By: Kevin M. Vernick Revocable Trust U/A/D July 8, 2007, its sole member

By: Kevin Vernick
Kevin Vernick, Trustee

REAL ESTATE TRANSFER TAX		13-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-36-212-013-0000	20211201670250	1-811-314-320

STATE OF ILLINOIS §
COUNTY OF COOK §

On January 4, 2022, before me, Carole K Towne a Notary Public, personally appeared Kevin Vernick, personally known to be to the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Carole K Towne
Notary Public in and for the State of Illinois
County of Cook

My Commission Expires: _____



Name of Notary

EXEMPT UNDER PROVISIONS OF PARAGRAPH 8
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

Channon 1-14-22
Signature of Buyer, Seller or Representative Date

Send Tax Bills to:

Village of Riverside
27 Riverside Road
Riverside, Illinois 60546

**Compliance or Exemption Approved
Village of Riverside**

BY: Kevin Vernick

Date: 1/10/22

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EXHIBIT "A" TO DEED

Legal Description of the Property

Lot 687 in Block 4 in Riverside 3rd Division in the North East ¼ of Section 36, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the dedication of the East 36' of said Lot 687, Block 4 as shown on Plat of Dedication filed for record as Document No. 8773677 in the Cook County, Illinois Public Record.

Common Address: 3320 Harlem Avenue, Riverside IL 60546

PIN: 15-36-212-013-0000

Property of Cook County Clerk's Office

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EXHIBIT "B" TO DEED

Exceptions to Warranty of Title

1. Taxes and Assessment for the tax year 2021 and subsequent years.
2. Easement in favor of Chicago Telephone Company and North Shore Electric Company, their successors and assigns, created by instrument recorded August 24, 1910 as Document No. 4616154.
3. Environmental No Further Remediation Letter recorded April 25, 2001 as Document No. 0010336759.
4. All matters shown on the Plat of Dedication recorded as Document No. 8773677.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

GRANTOR:

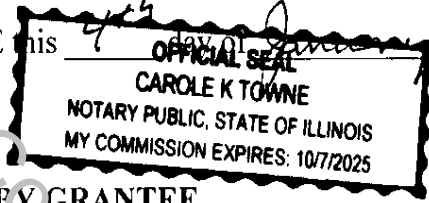
MEV RIVERSIDE LLC,
an Illinois limited liability company

By: Kevin M. Vernick Revocable Trust U/A/D July 8, 2007, its sole member

By: Kevin Vernick
Kevin Vernick, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of January, 2022.

[Signature]
Notary Public



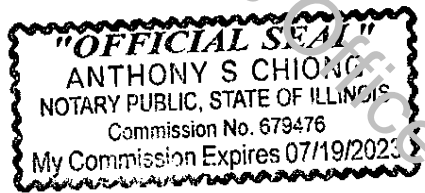
STATEMENT BY GRANTEE

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.

GRANTEE:

VILLAGE OF RIVERSIDE

By: Michael D. Marks
Attorney-in-fact



SUBSCRIBED AND SWORN TO BEFORE ME this 11 day of January, 2022.

[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 McHenry County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.