

UNOFFICIAL COPY

Doc#: 2202855239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 03:10 PM Pg: 1 of 6
Dec ID 20220101692874

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 29th day of December 2021 by **TERRACE INVESTMENTS, LLC, an Illinois limited liability company**, as the owner of fee simple title in and to the real estate described below ("**GRANTOR**"), for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid, does hereby **REMISE, RELEASE, AND CONVEY** to **ELMWOOD 2447, LLC, an Illinois limited liability company** ("**GRANTEE**"), and to its successors, assigns and grantees, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT A FOR LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART HEREOF**

PERMANENT INDEX NUMBER:

12-25-329-001-0000

PROPERTY COMMONLY KNOWN AS:

2447 NORTH 78TH AVENUE, ELMWOOD PARK, ILLINOIS 60707

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainders and remainders, 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, its successors, assigns and grantees forever.

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors, assigns and grantees, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor **WILL WARRANT AND DEFEND**.

THE PREMISES CONVEYED HEREBY IS SOLD IN ITS "AS IS" "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER EXCEPT AS SPECIFICALLY PROVIDED ABOVE.


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IN WITNESS WHEREOF, said Grantor, by and through all of its members, have executed and delivered this instrument, the day and year first above written.

TERRACE INVESTMENTS, LLC, by all of its members:

~~FRANCIS CIRONE, as Trustee of the Francis J. Cirone Trust Dated 6/15/2001~~

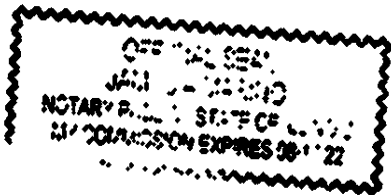
~~GARY V. CIRONE, as Trustee of the Gary V. Cirone Trust Dated 9/17/1999~~

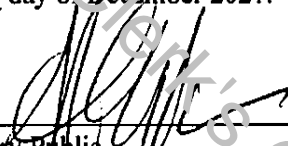

THOMAS J. CIRONE, as Trustee of the Thomas J. Cirone Trust Dated 9/27/2005

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, J. Marino the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~FRANCIS CIRONE, GARY V. CIRONE~~ and THOMAS J. CIRONE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them is a Member of TERRACE INVESTMENTS, LLC, an Illinois limited liability company ("Company"), and that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of December 2021.




Notary Public
My Commission Expires: 08/01/22

INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

James A. Marino
JAMES A. MARINO, P.C.
5521 N. Cumberland Avenue, Suite 1109
Chicago, Illinois 60656
(773)775-0707
www.MarinoLaw.com

SEND SUBSEQUENT TAX BILLS TO:


Elmwood 2447, LLC
2447 North 78th Avenue
Elmwood Park, Illinois 60707

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor, by and through all of its members, have executed and delivered this instrument, the day and year first above written.

TERRACE INVESTMENTS, LLC, by all of its members:

~~FRANCIS CIRONE, as Trustee of the Francis J. Cirone Trust Dated 6/15/2001~~


GARY V. CIRONE, as Trustee of the Gary V. Cirone Trust Dated 9/17/1999

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.~~

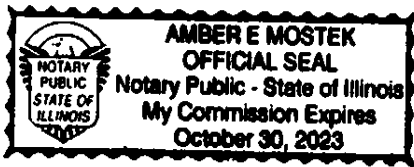
~~THOMAS J. CIRONE, as Trustee of the Thomas J. Cirone Trust Dated 9/27/2005~~

1/3/22 Amber Mostek
DATE REPRESENTATIVE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, AMBER MOSTEK the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~FRANCIS CIRONE, GARY V. CIRONE and THOMAS J. CIRONE~~, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them is a Member of **TERRACE INVESTMENTS, LLC, an Illinois limited liability company ("Company")**, and that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of January 2022.



Amber Mostek
Notary Public

My Commission Expires: 10/30/23

INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

James A. Marino
JAMES A. MARINO, P.C.
5521 N. Cumberland Avenue, Suite 1109
Chicago, Illinois 60656
(773)775-0707
www.MarinoLaw.com

Elmwood 2447, LLC
2447 North 78th Avenue
Elmwood Park, Illinois 60707

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EXHIBIT A

LEGALLY DESCRIBED AS FOLLOWS:

LOT 14 IN BLOCK 22 IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1675832 IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

12-25-329-001-0000

PROPERTY COMMONLY KNOWN AS:

2447 NORTH 78TH AVENUE, ELMWOOD PARK, ILLINOIS 60707

Property of Cook County Clerk's Office

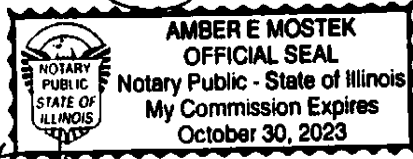
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STATEMENT BY GRANTOR AND GRANTEE

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 1/3/22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 01/03/2022

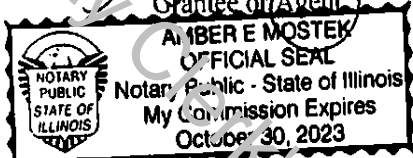


Notary Public Amber Mostek

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.

Dated 1/3/22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said GRANTEE/AGENT
dated 01/03/2022



Notary Public Amber Mostek

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.