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Doc#: 2203521149 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2022 09:08 AM Pg: 1 of 3

This document was prepared by:

WFML, PC
5113 S Harper Ave, Suite 2C
Chicago, IL 60615

Dec ID 20220201615083
ST/CO Stamp 1-416-466-832 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-115-495-312 City Tax: \$1,417.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this 31st day of January, 2022 by **A & F TORRES CONCRETE, INC.**, an Illinois Corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business, ("Grantor"), to **WESTSIDE HEALTH AUTHORITY**, ("Grantee(s)"), as Chicago, IL.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO: Covenants, conditions and use or occupancy restrictions of record; building lines, ordinances, public and utility easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; party wall right and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if any; and general real estate taxes not due and payable at the time of Closing.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-04-330-039-0000
PROPERTY ADDRESS: 5238 W Chicago Ave, Chicago, IL 60651

[SIGNATURES APPEAR ON FOLLOWING PAGE]

A22-0060-111


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[Signature Page to Special Warranty Deed]

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

GRANTORS:

A & F TORRES CONCRETE, INC.
An Illinois Corporation



By:

Its:

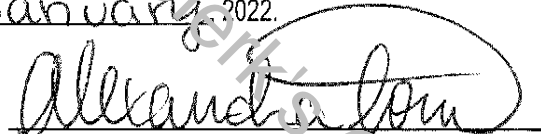
Sergio Torres, CEO

STATE OF IL

COUNTY OF COOK

I, Alexandra Tomic a notary public in and for said jurisdiction aforesaid, do hereby certify that Sergio Torres personally known to me to be A&F TORRES Concrete, INC Managing Member ("Grantor"), 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 as such Managing Member They signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of the sole member and the company, for the uses and purposes therein set forth.

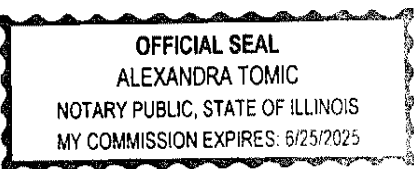
Given under my hand and official seal, this 31st day of January, 2022.


NOTARY PUBLIC

My Commission expires 6/25/25

MAIL DEED TO:
WFML PC
5113 S Hanover Ave Ste 2C
Chicago, IL 60615


MAIL TAX BILLS TO:
Westside Health Authority
5051 N Chicago Ave
Chicago, IL 60631





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EXHIBIT A - LEGAL DESCRIPTION

THE WEST 9.25 FEET OF LOT 19 AND ALL OF LOT 20 IN BLOCK 3 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		03-Feb-2022
	CHICAGO:	1,012.50
	CTA:	405.00
	TOTAL:	1,417.50
16-04-330-030-0000 20220201615083 0-115-435-312		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-Feb-2022
	COUNTY:	67.50
	ILLINOIS:	135.00
	TOTAL:	202.50
16-04-330-030-0000 20220201615083 1-116-468-832		

Property of Cook County Clerk's Office