

UNOFFICIAL COPY



2213119004D

AFTER RECORDING RETURN TO:

Reyes Kurson, Ltd.
Attn: Lauren Mack
328 S. Jefferson St., Suite 909
Chicago, IL 60661

Doc# 2213119004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2022 10:30 AM PG: 1 OF 5

This instrument was prepared by:
Lauren Mack
Reyes Kurson, Ltd.
328 S. Jefferson St., Suite 909
Chicago, IL 60661

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 30th day of September, 2021, by and between SOUTHSIDE, LLC, an Oregon limited liability company ("Grantor"), whose address is 8600 SW White Pine Lane, Portland, Oregon 97225, and STAR FARM CHICAGO, a 501(c)(3) not-for-profit Illinois corporation ("Grantee"), whose address is 944 W. 50th Place, Chicago, Illinois 60609.

WITNESSETH, that the Grantor, for and in consideration of the sum of SEVEN THOUSAND FOUR-HUNDRED AND 00/100TH DOLLARS (\$7,400.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and its heirs and assigns FOREVER, all of Grantor's right, title and interest in and to the real estate situated in the County of Cook, in the State of Illinois described on Exhibit A hereto (the "Property"), 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 the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Notwithstanding anything to the contrary contained in this deed, Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or in claim and same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions.

Property Address: 944 W. 50th Place, Chicago, IL 60609

Permanent Index No.: 20-08-218-029-0000

Legal Description: See Attached Exhibit A.

Exempt under provisions of 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

Exempt under provisions of Section 74-106(2) of Cook County Real Property Transfer Tax Ordinance.

Exempt under provisions of Section 3-33-060(B) of Chicago Real Property Transfer Tax Ordinance.

Attest: Lauren Mack County Clerk Date: May 2, 2022.

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EXHIBIT A

Legal Description

PARCEL G:

LOT 11 IN BLOCK 4 IN LIBRARY SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-218-029-0000

Commonly known as: 944 W. 50th Place, Chicago, IL 60609

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

The **GRANTOR** or her/his agent affirms that, to the best of her/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, 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.

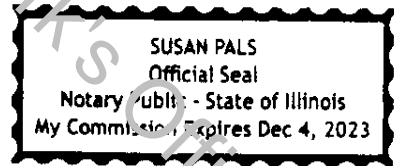
Dated April 14, 2022

GRANTOR or AGENT:

SOUTHSIDE, LLC, an Oregon limited liability company

By: Lauren Mack
Name: Lauren Mack
Its: Agent

Subscribed and sworn to before me
By the said Lauren Mack
This 14th, date of April, 2022
Notary Public Susan Pals



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The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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.

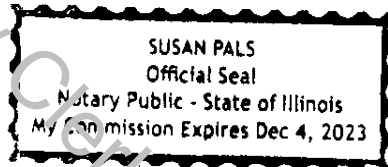
Dated April 14, 2022

GRANTEE or AGENT:

STAR FARM CHICAGO, a not-for-profit Illinois corporation

By: Lauren Mack
Name: Lauren Mack
Its: Attorney

Subscribed and sworn to before me
By the said Lauren Mack
This 14th, date of April, 2022
Notary Public Susan Pals



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the Illinois Real Estate Transfer Tax Act: 35 ILCS 200/Art. 31)