UNOFFICIAL COPY

2017119664De

AFTER RECORDING RETURN TO:

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

This instrument was prepared by: Lauren Mack Reyes Kurson, Ltd. 328 S. Jefferson St., Suite 909 Chicago, IL 60001 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

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS AGREEMEN's 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 934 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 clesents 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 HCLD 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

Date: $May ext{Q}$, 2022

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

SOUTHSIDE, LLC, an Oregon limited liability

company

By: Dale Bernards

Its: Member

STATE OF OREGON

)) SS.

COUNTY OF MULTNOMAH

OFFICIAL STAMP
AKIKO KLIMES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004281
MY COMMISSION EXPIRES SEPTEMBER 23; 2024

I, ALIKO KIMES the uncersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale Bernards 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 he signed, sealed, and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of ___

_ day of ______

_, 20___.

Commission expires <u>September 23</u>, 20 24

NOTAPY PUBLIC

MAIL TO:

Reyes Kurson, Ltd.

Attn: Lauren Mack

328 S. Jefferson St., Suite 909

Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Star Farm Chicago

Attn: Stephanie Dunn

934 W. 50th Place

Chicago, IL 60609

REAL ESTATE TRANSFER TAX		00-1419-5055	
	CHICAGO:	0.00	
#2A	CTA:	0.00	
	TOTAL:	0.00 *	
		1 100 511	

20-08-218-029-0000 20220401696676 1-183-430-544

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-May-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-08-218-	029-0000	20220401696676	0-043-759-504

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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

Non as: 94

October County Clarks Office Commonly known as: 944 W. 50th Place, Chicago, IL 60609

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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 14 , 2022

GRANTOR or AGENT:

SOUTHSIDE, LLC, an Oregon limited liability company

Nam:

toont

Subscribed and sworn to before me

By the said Lauren

This 14th, date of Avril 2, 2022

Notary Public Jusen Po

SUSAN PALS Official Seal Notary rubls : - State of Illinois

My Commission Expires Dec 4, 2023

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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 Ilinois or al estate under.

Dated April 14 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.

GRANTEE or AGENT:

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

Subscribed and sworn to before me

By the said

14th, date of 2022

Notary Public X

SUSAN PALS Official Seal Nutary Public - State of Illinois My Can mission Expires Dec 4, 2023

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)