

UNOFFICIAL COPY

Doc#: 2224907457 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 09:49 AM Pg: 1 of 4

Dec ID 20220801607961
ST/CO Stamp 1-639-649-872 ST Tax \$10.50 CO Tax \$5.25
City Stamp 1-713-967-696 City Tax: \$110.25

RECORDING COVER PAGE

Fidelity National Title

SPECIAL WARRANTY DEED

OC22011934

UNOFFICIAL COPY**FIDELITY NATIONAL
TITLE INSURANCE**

OC22011934

SPECIAL WARRANTY DEED

THE GRANTOR, MIDLAND STATES BANK, an Illinois state-chartered bank, of the County of Effingham in the State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby **GRANT, BARGAIN AND SELL** to Alpha Temple Missionary Baptist Church with an address as 6701 South Emerald Avenue, Chicago, Illinois 60621 ("Grantee") the real estate situated in Cook County, Illinois, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to all easements, rights of way, conditions, covenants, restrictions, assessments, reservations, building lines, reservations of mineral title, development agreements, zoning ordinances and other governmental laws, codes, regulations and other requirements, rights of parties in possession or under unrecorded leases and all other matters which are either of record or which may or would have been disclosed by inspection or accurate survey of the real estate ("Permitted Exceptions"), and also subject to general real estate taxes and special taxes and assessments which are to be paid by Grantee. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor warrants to the Grantee and Grantee's successors in title that Grantor has not created any lien, charge or encumbrance against the real estate described herein except for the Permitted Exceptions, and Grantor covenants to defend said real estate to the extent of only the warranty made herein and none other against the lawful claims of all persons claiming by, through or under the Grantor but none other.

Permanent Parcel No.: 20-21-124-030-0000

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed effective as of June 16, 2022.

MIDLAND STATES BANK

By: Carla Addey
Name: Carla Addey
Title: Special Assets Officer

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STATE OF ILLINOIS)
EFFINGHAM COUNTY) ss.

The foregoing instrument was acknowledged before me on June 16, 2022 by Carla Addy, the Special Assets Officer of Midland States Bank on behalf of said Bank.


IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Janie Jenkin
Notary Public



My term expires: 10/12/2025



Future Taxes to Grantee's Address: Alpha Temple Missionary Baptist Church
6701 South Emerald Ave
Return this document to Grantee -> Chicago, IL 60621
Prepared By: Midland States Bank 638 East State Street 3rd Floor
Rockford, IL 61108

REAL ESTATE TRANSFER TAX		11-Aug-2022
	CHICAGO:	78.75
	CTA:	31.50
	TOTAL:	110.25 *

20-21-124-030-0000 | 20220801607961 | 1-713-967-696
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Aug-2022
	COUNTY:	5.25
	ILLINOIS:	10.50
	TOTAL:	15.75

20-21-124-030-0000 | 20220801607961 | 1-639-649-872

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EXHIBIT A

LEGAL DESCRIPTION

LOT 8 AND THE EAST 5 FEET OF LOT 9 IN BLOCK 2 IN JOHN L. AND WILLIAM A DUBREUIL'S SUBDIVISION OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN BLOCK 16 OF LINDEN GROVE SUBDIVISION, BEING THE NORTHWEST 35 ACRES AND THE SOUTH 90 ACRES OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-21-124-030-0000

COMMONLY KNOWN AS: 704 W MARQUETTE RD, CHICAGO IL

Property of Cook County Clerk's Office