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SB 65C 94500967
Cub 2 of 4

Doc#: 2305949061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2023 10:44 AM Pg: 1 of 5

This Document Prepared By:

Eric Feldman
141 W. Jackson Blvd., Suite 4100
Chicago, IL 60604

Dec ID 20230201657039
ST/CO Stamp 0-868-278-096 ST Tax \$378.00 CO Tax \$189.00

After Recording Return To:

Buyer's Attorney
Marc Blumenthal
725 Dundee Road, Suite 202
Arlington Heights, IL 60004
#2023-1116

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CPAH CLT LLC, an Illinois limited liability company, (hereinafter the "Grantor"), having its principal place of business at 800 S. Milwaukee, Suite 201, Libertyville, IL 60048, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to Donnae Taylor (hereinafter, "Grantee") who currently resides at **6648 N. Ashland Ave, Chicago, IL 60626** the following: **THE BUILDING AND APPURTENANT IMPROVEMENTS ONLY**, as presently erected on the premises situated in the County of Lake, State of Illinois described in Exhibit A, attached hereto and incorporated herein (the "Property").

TO HAVE AND TO HOLD the herein described building and improvements, together with all rights, appurtenances, estates, title and interests thereto belonging, unto said Grantee, her heirs, successors and assigns forever. Subject to the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein, Grantor hereby warrants the title to said property against the lawful claims of all persons claiming by, through or under the said Grantor, but not further or otherwise.

It is the intention of Grantor that the real property underlying the buildings and improvements conveyed herein shall remain vested in Grantor and that this Special Warranty Deed shall convey only such buildings and improvements as are presently erected upon such property.

IN WITNESS WHEREOF, CPAH CLT LLC, an Illinois limited liability company, has caused this Special Warranty Deed to be executed as of this 22 day of February, 2023.

PIN: 05-32-309-022-0000 (affects the land herein and other property)

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By: CPAH CLT, LLC, an Illinois limited liability company

By: Community Partners for Affordable Housing, an Illinois not for profit corporation, its sole member.

Robert Anthony

Its President

STATE OF ILLINOIS)

) SS

COUNTY OF Cook)

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Robert Anthony, President of Community Partners for Affordable Housing, and personally known to me to be the same person is/are subscribed to the foregoing appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of February, 2023.

Notary Public

My Commission Expires:

A. R. Kaufman

Mail tax bills to:
Jonnae Taylor
240 Thelin Court
Wilmette, IL 60091



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EXHIBIT A

Legal Description

LOT 17 IN THELIN AND THELIN'S WILMETTE AVENUE ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF SKOKIE BOULEVARD AND NORTH OF GLENVIEW ROAD (BEING PART OF LOT 32 IN COUNTY CLERK'S DIVISION OF SAID SECTION 32), ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1955 AS DOCUMENT 16277583 IN BOOK 446 OF PLATS, PAGE 40, IN COOK COUNTY, ILLINOIS.

Property Address: 240 THELIN COURT WILMETTE, IL 60091

Parcel ID Number: 05-32-309-022-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. **Ground lease entered into by and between Grantor and Grantee, dated as of the date of this Special Warranty Deed**

Property of Cook County Clerk's Office

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Name of Buyer:
JONNAE TAYLOR

Real Estate Transfer Tax
\$630.00

Property Address:
240 THELIN CT.
WILMETTE, IL. 60091

Issue Date 2/20/2023

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$500.00	Qty 1	=	\$500.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$400.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$300.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$200.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$100.00	Qty 1	=	\$100.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$90.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$80.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$70.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$60.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$50.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$40.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$30.00	Qty 1	=	\$30.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$25.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$20.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$10.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$1.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				

Village of Wilmette	\$5,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-02-20 240 THELIN CT.				