### **UNOFFICIAL COPY**

Doc#. 2306025055 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/01/2023 03:45 PM Pg: 1 of 4

This Document Prepared By:

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

After Recording Return To: Marc Blumenthal 725 E. Dundee Road Suite 202 Arlington Heights, II. 50 004 2013 - 103 Dec ID 20230201657277

ST/CO Stamp 1-232-502-608 ST Tax \$377.50 CO Tax \$188.75

23GSC945007LT

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, ("CPAH CLT, LLC"), 800 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 Elena del Rocio Rodriguez (hereinafter, "Grantees") who currently resides 606 Leamington Avenue, Wilmette, IL 60091 the following: THE BUILDING AND APPURTENANT IMPROVEMENTS ONLY, as presently erected on the premises situated in the County of Cook, State of Illinois described in Exh.bit 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 Community Partners for Affordable Housing and that this Special Warranty Deed shall convey only such buildings and improvements as are presently erected upon such property.

IN WITNESS WHEREOF, CPAH has caused this Special Warranty Deed to be executed as of this 22 day of February, 2023.

PIN: 05-31-215-018-0000 (affects the land herein and other property)

### **UNOFFICIAL COPY**

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

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

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 day of House, 2023.

**Notary Public** 

My Commission Expires:

Mail tax bills to:

Elena del Rocio Rodriguez 635 Leclaire Avenue Wilmette, IL 60091 NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 05/17/2023

OFFICIAL SEAL AMY R KAUFMAN

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#### **EXHIBIT A**

### **Legal Description**

LOT 4 IN BLOCK 6 IN FIRST ADDITION TO WILMETTE LARAMIE SUBDIVISION, A SUBDIVISION OF LOT 44 AND THE SOUTH 1/2 OF LOT 45 OF COUNTY CLERK'S DIVISION IN SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-31-215-018-0500

Cook Colling Clark's Office Commonly known as: 635 Loclaire Avenue, Wilmette, IL 60091

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Name of Buyer: ELENA del ROCIO RODRIGUEZ

Real Estate Transfer Tax \$630.00

635 LECLAIRE AVE. WILMETTE, IL. 60091

Property Address:

#### 2/20/2023 Issue Date Revenue Stamps: Village of Wilmette SLECOPUL 80.00 Village of Wilmette \$500.00 \$500.00 Real Estate Transfer Tax Real Estate Transfer Tax 2023-02-20 635 LV.CLAIRE AVE. Stamp#: MG Stamp #: MG 2023-02-20 635 LECLAIRE AVE. Otv Village of Wilmette \$400.00 \$0.00 Village of Wilmette \$0.00 \$300.00 Real Estate Transfer Tax Real Estate Transfer Tax 2023-02-20 635 LECLAIRE . VE. Stamp #: MG Stamp #: 2023-02-20 635 LECLAIRE AVE. Qty Village of Wilmette \$200.00 (9.03 0 = Village of Wilmette \$100.00 \$100.00 1 = Real Estate Transfer Tax Real Estate Transfer Tax Stamp#: MG 2023-02-20 635 LECLAIRE AVE. Stamp#: MG 2023-02-20 635 LECLAIRE AVE. Qty Qty Village of Wilmette \$0.00 Vittage of Wilmette \$0.00 590.00 \$80.00 Real Estate Transfer Tax Real Estrie Transfer Tax MG 2023-02-20 635 LECLAIRE AVE. Stamp #: Stamp#: MG 2023-02-20 635 LECLAIRE AVE. Qty Village of Wilmette \$0.00 \$70.00 0 = Village of Wilmette \$60,00 0 -= 80.00 Real Estate Transfer Tax Real Estate Transfer Tax Stamp #: MG 2023-02-20 635 LECLAIRE AVE. Stamp#: 323 32-20 635 LECLAIRE AVE. Qty Qty Village of Wilmette \$0.00 Village of Wilmette \$50.00 \$40.69 \$0.00 Real Estate Transfer Tax Real Estate Transfer Tax Stamp #: 2023-02-20 635 LECLAIRE AVE. Stamp #: 2023-02-20 635 LF 31 AIRE AVE. Ot/ Village of Wilmette \$30.00 1 = \$30.00 Village of Wilmette \$0.00 \$25.00 Real Estate Transfer Tax Real Estate Transfer Tax Stamp #: 2023-02-20 635 LECLAIRE AVE. Stamp #: MG 2023-02-20 635 LECLAIRE AVE. **Qty** Oty Village of Wilmette \$20.00 0 = \$0.00 Village of Wilmette \$0.00 \$10.00 0 = Real Estate Transfer Tax Real Estate Transfer Tax 2023-02-20 635 LECLAIRE AVE. Stamp #: Stamp #: MG 2023-02-20 635 LECLAIRE AVE. Village of Wilmette \$1.00 0 = \$0.00 Village of Wilmette \$5,000.00 0 = \$0.00 Real Estate Transfer Tax Real Estate Transfer Tax Stamp #: MG 2023-02-20 635 LECLAIRE AVE. Stamp #: 2023-02-20 635 LECLAIRE AVE.