

# UNOFFICIAL COPY



\*23166570240\*

Doc# 2316657024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2023 03:17 PM PG: 1 OF 7

This Document Prepared By:

Eric Feldman  
123 Madison St., Suite 1704  
Chicago, IL 60602

After Recording Return To:  
Joel Hymen

3/5

CT

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 Leslie S. Ryal Beebe (hereinafter, "Grantees") who currently resides 2021 S. Wolfe Rd., Apt 418 Hillside, IL 60162 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 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 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 08 day of June, 2023.

**PIN: 05-31-203-041-0000** (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.

Its President

STATE OF ILLINOIS )

) SS

COUNTY OF Cook )

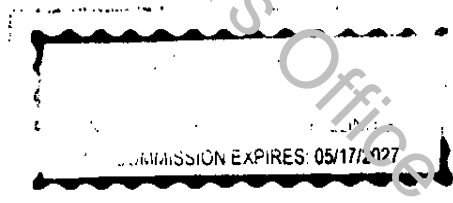
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Robert Anthony, President of Community Partners for Affordable Housing, and personally known to me to be the same person is/are subscribed to the foregoing appeared before me this day in person and acknowledged 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 5<sup>th</sup> day of June, 2023.

Notary Public

My Commission Expires: 5/17/2027

Mail tax bills to:  
Leslie S. Ryal Beebe  
805 Lavergne Avenue  
Wilmette, IL 60091



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## EXHIBIT A

### Legal Description

LOT 22 IN SHERMAN MANN AND COMPANY WILMETTE PARK SUBDIVISION NO. 3 IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1955, AS DOCUMENT 16116735.

PIN: 05-31-203-041-0000

Commonly known as: 805 Lavergne Avenue, Wilmette, IL 60091

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

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## Real Estate Transfer Tax

Name of Buyer:

LESLIE S. RYAN BEEBE

\$705.00

Property Address:

805 LAVERGNE AVE

WILMETTE, IL. 60091

Issue Date 6/7/2023

### Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$400.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$200.00	Qty 1	=	\$200.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$90.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$70.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$50.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$30.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$20.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$1.00	Qty 5	=	\$5.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$500.00	Qty 1	=	\$500.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$300.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$100.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$80.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$60.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$40.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$25.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$10.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

Village of Wilmette	\$5,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Issuer: AP 2023-06-07 805 LAVERGNE AVE				

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05-31-203-041-0000

20230601641154

0-604-980-944

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

# UNOFFICIAL COPY

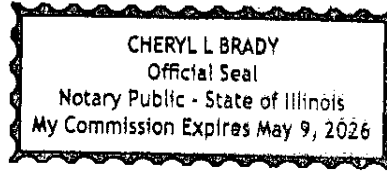
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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, 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 8, 2023

[Signature]  
Signature  
Mary Andersen  
Print Name



Subscribed and sworn to before me this 8 of June, 23

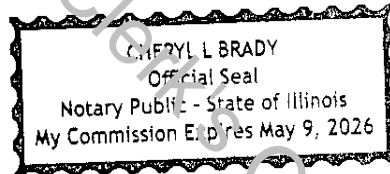
[Signature]  
Notary Public

The grantee or his agent affirms and verifies that 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, 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 8, 2023

[Signature]  
Signature  
Mary Andersen  
Print Name



Subscribed and sworn to before me this 8 of June, 23

[Signature]  
Notary Public

**NOTE:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.