

UNOFFICIAL COPY

1 of 2

23ST00631LV

SPECIAL WARRANTY DEED



Doc# 2319457014 Fee \$61.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2023 11:43 AM PG: 1 OF 6

Chicago Title

MAIL TO:


Melissa Tannehill, Esq.
Tannehill Law, LLC
17 East Monroe, #230
Chicago, Illinois 60603

NAME & ADDRESS OF TAXPAYER:

American Association of Single Parents
14200 Dr. Martin Luther King Jr. Drive
Dolton, IL 60419

COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT
UNDER PROVISIONS OF PARAGRAPH (e),
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: June 30, 2023

 Steven Klimkowski
Buyer, Seller or Representative

THIS SPECIAL WARRANTY DEED is made as of the 30th day of June, 2023, by THE EVANGELICAL COVENANT CHURCH, an Illinois not for profit corporation (the "Grantor"), to AMERICAN ASSOCIATION OF SINGLE PARENTS, an Illinois not for profit corporation (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property, and all the improvements thereon, situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to the Property, 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 Grantor in and to the Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever, subject to the Permitted Exceptions listed on Exhibit B.

Grantor, for itself, and its successors, hereby covenants and agrees that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered other than as provided in the Permitted Exceptions. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

[Signatures on Following Pages]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

THE EVANGELICAL COVENANT CHURCH,
an Illinois not for profit corporation

By: *[Signature]*
Name: Steven Klimkowski
Its: Executive Director of Finance

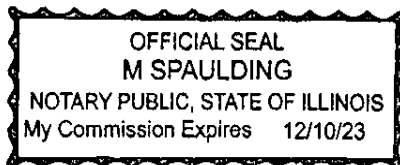
Property of Cook County Clerk's Office

ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Steven Klimkowski, the executive Director of finance of THE EVANGELICAL COVENANT CHURCH, an Illinois not for profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth

GIVEN under my hand and notarial seal this 16 day of June, 2023.



[Signature]
Notary Public
My Commission Expires: 12/10/23

Name and Address of Preparer:
Christopher W. Cramer, Esq.
Erickson Peterson Cramer
150 South Saunders Road, #150
Lake Forest, IL 60045

REAL ESTATE TRANSFER TAX		11-Jul-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
29-03-304-012-0000		20230601648474 0-988-659-408

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX
ADDRESS 14200 Cherry Rd No. 26174
ISSUE 6-30-23 EXPIRED 7-30-23
AMT 50
TYPE Warranty J Spalden
VILLAGE COMPTROLLER

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EXHIBIT A to Special Warranty Deed

Legal Description

PARCEL 1:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 3 WITH A LINE DISTANT 91 FEET (AS MEASURED AT RIGHT ANGLES THERETO) NORTHEASTERLY OF AND PARALLEL WITH THE ORIGINAL CENTERLINE OF PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY; THENCE NORTH 38 DEGREES 32 MINUTES 35 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 693.36 FEET TO A POINT; THENCE NORTH 51 DEGREES 27 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 37.66 FEET TO A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 52.85 FEET TO A LINE DISTANT 170.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 276.38 FEET; THENCE NORTH 51 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 115 FEET; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON A LINE PARALLEL WITH THE CENTERLINE OF THE AFORESAID RAILROAD, A DISTANCE OF 136.18 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 29 MINUTES 34 SECONDS EAST ON THE LAST DESCRIBED LINE A DISTANCE OF 314.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THAT PART OF BLOCK 4 IN DOLTON SUBDIVISION (A SUBDIVISION IN SAID SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1880 AS DOCUMENT 267673) BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 3 WITH A LINE DISTANT 170 FEET (AS MEASURED AT RIGHT ANGLES THERETO) NORTHEASTERLY OF AND PARALLEL WITH THE ORIGINAL CENTER LINE OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 276.38 FEET TO A POINT; THENCE NORTH 51 DEGREE S 27 MINUTES 25 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 115.00 FEET TO A POINT; THENCE SOUTH 38 DEGREES 32 MINUTES 35 SECONDS EAST ON A LINE PARALLEL WITH THE CENTER LINE OF THE AFORESAID RAILROAD, A DISTANCE OF 136.18 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREE S 29 MINUTES 34 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 251.04 FEET TO THE

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SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 90 DEGREE S 00 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 344.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 14200 CHICAGO RD, DOLTON, IL 60419 (PARCEL 1)
426 E 142ND ST, DOLTON, IL 60419 (PARCEL 2)

Permanent Index No.: 29-03-304-012-0000 (PARCEL 1)
29-03-304-013-0000 (PARCEL 1)
29-03-304-020-0000 (PARCEL 1)
29-03-304-022-0000 (PARCEL 1)
29-03-304-024-0000 (PARCEL 1)
29-03-304-027-0000 (PARCEL 1)
29-03-304-029-0000 (PARCEL 1)
29-03-304-001-0000 (PARCEL 2)
29-03-304-002-0000 (PARCEL 2)
29-03-304-004-0000 (PARCEL 2)
29-03-304-005-0000 (PARCEL 2)
29-03-304-006-0000 (PARCEL 2)
29-03-304-007-0000 (PARCEL 2)
29-03-304-019-0000 (PARCEL 2)
29-03-304-021-0000 (PARCEL 2)
29-03-304-025-0000 (PARCEL 2)
29-03-304-026-0000 (PARCEL 2)

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EXHIBIT B **PERMITTED EXCEPTIONS**

1. General real estate taxes for the years 2023 and subsequent years, which are not yet ascertainable or payable.
2. Easements as reserved in Deed from Consolidated Rail Corporation to Village of Dolton, recorded April 13, 1993 as document 93269172.
3. Electric facilities agreement granted by document 25705303, recorded on December 15, 1980.
4. Easement granted by document 25971885, recorded on August 18, 1981.
5. Rights of public or quasi public utilities, the municipality, the State of Illinois, the public and adjoining owners in and to said vacated Greenwood Avenue, pursuant to Ordinance recorded February 20, 1908 as document 25367635.
6. Covenants, conditions and restrictions contained in the Contract for the Sale of Land for private Redevelopment recorded June 30, 1980 as document 25500533.
7. Watermain Easement as reserved in Deed recorded May 27, 1980 as document 25467298.
8. Rights of the public, the State of Illinois and the Municipality in and to that part of the Land, if any, taken or used for road purposes.
9. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.
10. Possible unrecorded easements in favor of public and quasi-public utility companies for the right to maintain and repair drainage inlets, sanitary manholes, together with the right of access thereto, and disclosed by survey presented at closing prepared by Xcel Consultants Dated May 26, 2023 survey number 224219.
11. An encroachment of the Building situated on said Land into or onto the adjoining land on the Southwest, as disclosed by the survey aforesaid.
12. An encroachment of the Building situated on said Land into or onto the adjoining land on the East, as disclosed by the survey aforesaid.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (**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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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.

DATED: 06 | 06 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

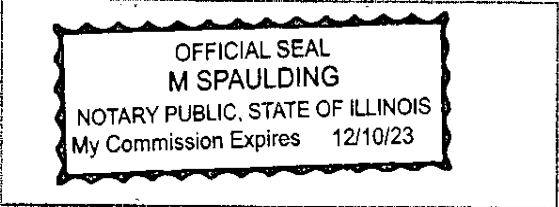
Maren Spaulding

By the said (Name of Grantor): Steven Klimkowski

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 06 | 2023

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

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 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.

DATED: 6 | 30 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

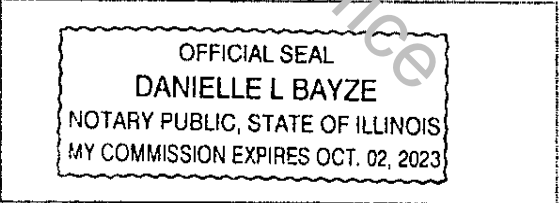
Danielle Bayze

By the said (Name of Grantee): Nicole Howell-Scott

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 30 | 2023

NOTARY SIGNATURE: [Signature]



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 Act: (35 ILCS 200/Art. 31)**