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23 ST 00274 NB
SPECIAL WARRANTY DEED

Doc#: 2322855000 Fee: \$88.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2023 09:10 AM Pg: 1 of 4

MAIL TO:

Won Sun Kim, Esq.
Kim & Kim Law P.C.
5215 Old Orchard Rd., Ste 210
Skokie, IL 60077

NAME & ADDRESS OF TAXPAYER:

Islamic Oasis Center Co.
4201 North Monticello Avenue
Chicago, Illinois 60618

Dec ID 20230801692811
ST/CO Stamp 0-128-268-752
City Stamp 0-913-095-120

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

DATE: 8/13/23

[Signature]
Buyer, Seller or Representative

THIS SPECIAL WARRANTY DEED is made as of the 13 day of August, 2023, by CENTRAL CONFERENCE OF THE EVANGELICAL COVENANT CHURCH OF AMERICA, an Illinois not for profit corporation (the "Grantor"), to ISLAMIC OASIS CENTER CO., 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 (i) general real estate taxes for the years 2022, final installment, 2023, and subsequent years, which are not yet ascertainable or payable; and (ii) any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property.

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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LEGAL DESCRIPTION

Order No.: 23ST00274NB

PARCEL 2:

THE SOUTH 1/2 OF LOT 22 AND ALL OF LOTS 23 AND 24 IN BLOCK 9 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, IN WILLIAM B. WALKER'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-14-316-019-0000

Property: 4201 Monticello
Chicago, IL 60618

Property of Cook County Clerk's Office

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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: 08 107 1, 2023

SIGNATURE: _____
GRANTOR or AGENT

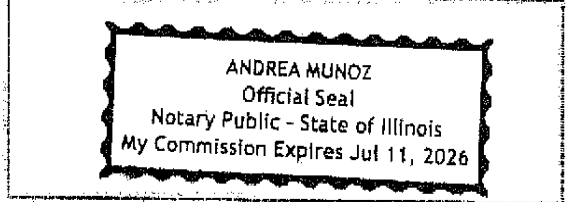
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Hector Daniel Martinez

On this date of: 08 107 1, 2023

NOTARY SIGNATURE: Andrea Munoz



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: 8 19 1, 20

SIGNATURE: _____
GRANTEE or AGENT

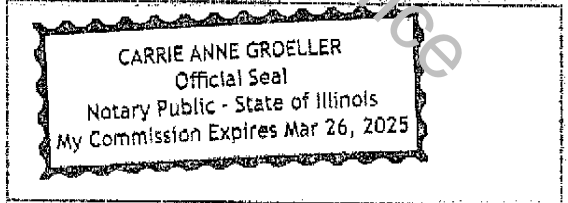
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Mohammad M Shirazi

On this date of: _____, 20

NOTARY 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)