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Doc#: 2328410148 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 11:55 AM Pg: 1 of 9

This instrument prepared by:

Dec ID 20231001641482
ST/CO Stamp 2-132-218-832

Filippini Law Firm LLP
One Rotary Center
1560 Sherman Avenue
Suite 510
Evanston, Illinois 60201
(Attn.: Robert T. Pickrell)

Mail tax statements to:
2720 Harlem LLC
Attn: Dr. Milad Nourahmadi
210 N. Bolingbrook Dr.
Bolingbrook, IL 60440

PIN Nos.: 15-25-407-018-0000 & 15-25-407-019-0000

WARRANTY DEED

THE GRANTOR, THE VILLAGE OF RIVERSIDE, an Illinois municipality, whose principal address is 27 Riverside Road, Riverside, IL 60546, for and in consideration of the sum of Ten Dollars and 0/100 Cents (\$10.00) and other good and valuable consideration in hand paid by Grantee, CONVEY AND WARRANT TO THE GRANTEE, 2720 HARLEM LLC, an Illinois limited liability company, whose principal address is 210 N Bolingbrook Dr., Bolingbrook, IL 60440, the following described real estate situated in Cook County, Illinois, to wit:

LOT 10 AND LOT 11 IN HENRY GROH AND COMPANY'S SUBDIVISION OF THAT PART OF BLOCK 1 LYING SOUTH OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF BLOCK 2 LYING NORTH OF RIVERSIDE PARKWAY IN CIRCUIT COURT, PARTITION OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER AND THE EAST HALF OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2710 S. HARLEM AVENUE, RIVERSIDE, ILLINOIS

PINS: 15-25-407-018 and 15-25-407-019 (the "**Property**").

Subject only to (i) general real estate taxes not due and payable at the time of closing; (ii) utility and drainage easements; (iii) covenants, conditions, easements, restrictions and matters of record; and (iv) acts done or suffered by or judgments against Grantee.

Signature on following page

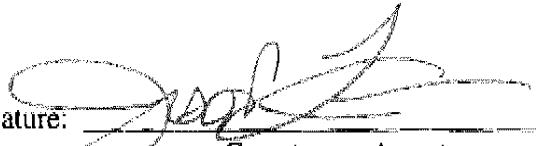
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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated October 2, 2023

Signature: _____



Grantor or Agent



Subscribed and sworn to before me
By the said Village of Riverside
This 2 day of October, 2023
Notary Public Eth Sowl

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 title to real estate under the laws of the State of Illinois.

Date _____, 20____

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20____
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.)

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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 title to real estate under the laws of the State of Illinois.

Dated _____, 20__

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20__
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 title to real estate under the laws of the State of Illinois.

Date October 3rd, 2023

Signature: [Handwritten Signature] - member
Grantee or Agent

Subscribed and sworn to before me
By the said Milad Nourahmad:
This 3rd day of October, 2023
Notary Public [Handwritten Signature]



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.)



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Village of Riverside
27 Riverside Road
Riverside, IL 60546-2299

Certificate of Compliance

Village of Riverside
Owner/Seller

The undersigned certifies that the property located at 2710 S Harlem Ave in the Village of Riverside, Illinois has been inspected on October 2, 2023 and has been determined to be in compliance with all applicable zoning regulations for Zoning District B1-C, except for the following:

1. The hole in the concrete driveway apron that is currently filled by gravel must be repaired to meet the specifications in the Village's Code within 180 days of the sale of the property or before the property is used as a parking lot, whichever is sooner.

Where a non-conforming use, building, or structure has been noted above with respect to the subject property or any building or structure located thereon, such use, building or structure may not be reconstructed, altered, enlarged, or relocated except as provided in Sections 3 and 4 of Chapter 10 of the Zoning Ordinance. Such use, building, or structure shall be discontinued upon its destruction, removal or replacement as provided in Section 3 (G) and Section 4 (E) of Chapter 10 of said Zoning Ordinance.

Anne Cyran
Reviewed by: Anne Cyran, Village Planner

2 October 2023
Date

An inspection fee has been paid in the amount of: N/A - Village-owned property
A final water bill has been paid in the amount of: N/A - No water service

By virtue of the issuance of this Certificate of Compliance, the Village of Riverside does not guarantee the condition of the property, or its suitability or fitness for the purpose for which it is being sold or transferred, and the Village shall not be responsible or liable for any claims arising out of the condition of the property or any defects or deficiencies therein, other than its compliance with the provisions of the Riverside Zoning Ordinance.

Jessica Frances
Jessica Frances, Village Manager

10.2.2023
Date

This Certificate of Compliance must be furnished to the Buyer of the subject property at time of closing.

Certificate of Compliance Process | PCCOMP23-0196**UNOFFICIAL COPY****Property Information**

15-25-407-019-0000

2710 S HARLEM AVE

Subdivision:

Riverside IL, 60546

Lot:

Block:

Name Information

Owner:

Phone:

Occupant:

Phone:

Applicant:

VILLAGE OF RIVERSIDE

Phone:

(708) 447 2700

Contractor:

Phone:

Licensee:

Phone:

Process Information

Date Started: 10/02/2023

Project:

Status: In Process

Scope of Work:

Closing: 10/2

Inspection: 10/2 at 9:30 AM

Seller: Village of Riverside

Buyer: 2720 Harlem LLC - Dr. Milad Nourahmadi, milad312@gmail.com, 708-321-1023

The property is currently vacant. It will be developed as a parking lot.

There is no water service at the property.

Conditions:

1. The hole in the concrete driveway apron that is currently filled by gravel must be repaired to meet the specifications in the Village's Code within 180 days of the sale of the property or before the property is used as a parking lot, whichever is sooner.

Schedule Zoning Inspection and Water Meter Rearring

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Send Follow-Up Email with Invoice

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Request Buyer Contact Information from Buyer's Agent & Send Info Re New Water & Sewer Accounts

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Add Property to Monthly Report

Status: Approved

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Scan and Attach House File Documents

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Check for Open Building Permits

Status: Approved

Due:

Started: 10/02/2023

Completed: 10/02/2023

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Comments:

Permit can remain open; buyer applied for permit

Check for Open Code Enforcement

Status: Approved

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Check Vehicle Stickers

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Check for Outstanding Miscellaneous Receivables

Status: Approved

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

No MRs

Check Rental Registration Status

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Check Water Bill (Condos)

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Check for Citations

Status: Approved

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Buyer has no outstanding citations

Zoning Inspection

Status: Not Required

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Plat of Survey Submitted

Status: Approved

Due:

Started: 10/02/2023

Completed: 10/02/2023

Comments:

Alternative to New Survey - Affidavit of No Improvements

Status: Not Required
 Started: 10/02/2023
 Comments:

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Due:
 Completed: 10/02/2023

Zoning Review

Status: Approved
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Final Water Bill Sent to Customer

Status: Not Required
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Compliance Drafted

Status: Approved
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Attach Survey to Property

Status: Approved
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Add Data to Impervious Surface Spreadsheet

Status: Not Required
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Add Conditions to PZE Processes Tab

Status: Approved
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Add Any Flags to Property

Status: Not Required
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Update Scope of Work and Miscellaneous Fields in PZE Process

Status: Approved
 Started: 10/02/2023
 Comments:

Due:
 Completed: 10/02/2023

Property of Cook County Clerk's Office

UNOFFICIAL COPY**Compliance Signed**

Status: In Progress

Due:

Started: 10/02/2023

Completed:

Comments:

Customer Notified

Status: Not Started

Due:

Started:

Completed:

Comments:

Payment Confirmation

Status: Not Started

Due:

Started:

Completed:

Comments:

Issue Certificate of Compliance

Status: Not Started

Due:

Started:

Completed:

Comments:

Deed Stamped

Status: Not Started

Due:

Started:

Completed:

Comments:

Attach Certificate of Compliance Materials to PZE Process

Status: Not Started

Due:

Started:

Completed:

Comments:

Confirm Sale Went Through

Status: Not Started

Due:

Started:

Completed:

Comments:

Property Owner Name Updated

Status: Not Started

Due:

Started:

Completed:

Comments:

Send Buyer Notice of Lead Service Line Material

Status: Not Started

Due:

Started:

Completed:

Comments: