

FIRST AMERICAN TITLE
FILE # 3160820

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2329015011D

THIS DOCUMENT WAS
PREPARED BY:
Megan R. Cawley
Elrod Friedman LLP
325N. LaSalle St Suite 425
Chicago, IL 60654

Doc# 2329015011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 10:03 AM PG: 1 OF 4

Mail after record to:
Guillermo Ramirez Del Rio
1735 N. Sawyer Ave
Chicago, Illinois 60647

SEND TAX BILLS TO:
Guillermo Ramirez Del Rio
1735 N. Sawyer Ave
Chicago, Illinois 60647

(Reserved for Recorders Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made and entered into this 29th day of September, 2023, by and between the Chicago Community Land Trust, an Illinois not for profit corporation, having an address at 121 N. LaSalle Suite 1000, Chicago Illinois 60602 ("**Grantor**"), and Guillermo Ramirez Del Rio, a married man, whose address is 3022 West Fletcher, Chicago, Illinois 60618, ("**Grantee**"), the following described real estate situated in Cook County, Illinois to wit: See Exhibit A attached hereto and made a part hereof by this reference.

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit A attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(B).

Emmanuel Ramirez ^{as agent} DATE: 9.29.2023

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And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption for homesteads from sale on execution or otherwise.

THE PREMISES ARE BEING CONVEYED IN 'AS-IS' CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the premises, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 27th day of September 2023.

Chicago Community Land Trust,
an Illinois not for profit corporation
Jennie Fronczak
By: Jennie Fronczak, Executive Director

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

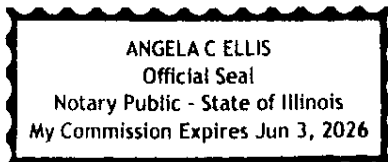
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JENNIE FRONCZAK, is personally known to me to be the EXECUTIVE DIRECTOR of the CHICAGO COMMUNITY LAND TRUST, an Illinois not-for-profit corporation and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Jennie Fronczak, Executive, Director, and she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set

Given under my hand and seal this 27th day of September, 2023.

Commission Expires Jun 3, 2026

Angela C. Ellis
NOTARY PUBLIC

(Notary Seal)



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EXHIBIT A

Premises Legal Description:

LOT 25 IN DELAMATER'S RESUBDIVISION OF LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN BLOCK 13 IN SIMON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1725 N. Sawyer Ave. Chicago Illinois 60647

PIN: 13-35-417-011-0000

Permitted Exceptions


Subject to Permitted Exceptions:

Real estate taxes not yet due and payable, covenants, conditions and restrictions of record and building lines and easements.

Affordable Housing Restrictive Covenant with exhibits including Exhibit B Homeowner's Acknowledgment of Affordability Restrictions and Exhibit C Statement of Legal Representation ("Restrictive Covenant") recorded immediately after this Deed.



City of Chicago Troubled Buildings Initiative Grant Recapture & Security Agreement recorded immediately after this Deed and a purchase money mortgage.

Encroachment of the frame garage located on the land onto the adjoining property to the north to the extent of 1.72 feet as disclosed by survey.

REAL ESTATE TRANSFER TAX		02-Oct-2023
	CHICAGO:	2,010.00
	CTA:	0.00
	TOTAL:	2,010.00

13-35-417-011-0000 | 20230901631769 | 0-156-787-664

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Oct-2023
	COUNTY:	134.00
	ILLINOIS:	0.00
	TOTAL:	134.00

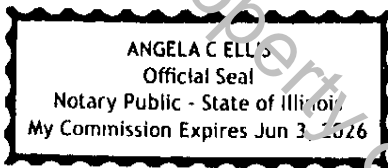
13-35-417-011-0000 | 20230901631769 | 0-025-715-664

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee as 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.

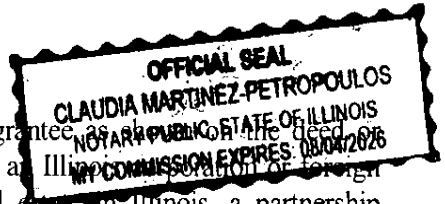
Dated this 27th day of September, 2023.



Signature: Jennie Franzgal
Grantor or Agent
Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by said Grantor this 27th day of September, 2023.

Angela C. Ellis
Notary Public



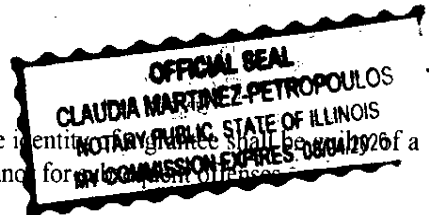
The grantee or his/her agent affirm and verifies that the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated this 28th day of September, 2023.

Signature: [Signature] as agent
Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee this 28th day of September, 2023.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee or agent on a deed or assignment of beneficial interest in a land trust shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for any subsequent offense.

[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.]

