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This Document Prepared By:

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

Doc# 2334910034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 02:19 PM PG: 1 OF 6

After Recording Return To:

~~Joel Hymen~~ Erica Minchella
7538 S. Lucas Avenue
Skokie IL 60076

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

CT 236500347LI

3/15

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 **Jorge Tinoco and Melania Salazar Jimenez*** (hereinafter, "Grantees") who currently resides **107 Happ Road, Northfield, IL 60093** 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 16 day of November, 2023.

PIN: 05-32-112-~~1016111~~ (affects the land herein and other property)

* husband and wife as Tenants by the Entirety.

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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 16 day of November, 2023.

Notary Public

My Commission Expires:



Mail tax bills to:
Jorge Tinoco and Melania Salazar Jimenez
3023 Central Avenue
Wilmette, IL 60091

Exempt under provisions of Paragraph B,
Section 4, Real Estate Transfer Tax Act.

12/14/23
Date Buyer, Seller or Representative

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EXHIBIT A

Legal Description

PARCEL 1:

LOT 1 IN BLOCK 3 IN SKOKIE BOULEVARD ADD TO WILMETTE, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 OF ROEMER'S SUBDIVISION OF LOTS 38, 39 AND 40 OF COUNTY CLERKS DIV OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING AND ACCRUING TO SAID LOT 1 ALL IN COOK COUNTY, ILLINOIS.

PIN: 05-32-112-2016111

Commonly known as: 3023 Central Avenue, Wilmette, IL 60091

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Name of Buyer:
JORGE TINOCO
MELANIA SALAZAR
JIMENEZ

Real Estate Transfer Tax
\$720.00

Property Address:
3023 CENTRAL AVE.
WILMETTE, IL. 60091

Issue Date 11/15/2023

Revenue Stamps:

		Qty	
Village of Wilmette	\$1,000.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$500.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$400.00	1	= \$400.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$300.00	1	= \$300.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$200.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$100.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$90.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$80.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$70.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$60.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$50.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$40.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$30.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$25.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$20.00	1	= \$20.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$10.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$1.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

		Qty	
Village of Wilmette	\$5,000.00	0	= \$0.00
Real Estate Transfer Tax			
Stamp #:	MG	2023-11-15 3023 CENTRAL AVE.	

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05-32-112-0-16-0000

20231101675614

0-176-562-128

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office

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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 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: November 16, 2023

Mary Andersen
Signature

Mary Andersen
Print Name



Subscribed and sworn to before me this 16 of November, 23

[Signature]
Notary Public

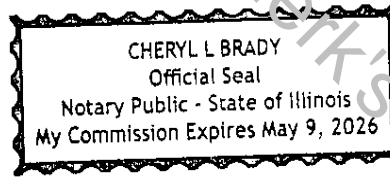
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 16, 2023

Mary Andersen
Signature

Mary Andersen
Print Name



Subscribed and sworn to before me this 16 of November, 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.