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23GSD031046 LT
CUB 3 of 5

This Document Prepared By:

Eric Feldman
53 W. Jackson Blvd, Suite 1622
Chicago, IL 60604

After Recording Return To:

Buyer's Attorney
Joel Hymen (32469)
1411 McHenry Rd, Suite 125
Buffalo Grove, IL 60089



Doc# 2400522027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2024 12:21 PM PG: 1 OF 7

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CPAH CLT LLC, an Illinois limited liability company, (hereinafter the "Grantor"), having its principal place of business at 800 S. 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 Lidia Wachowska and Sean D. Duffy* (hereinafter, "Grantee") who currently resides at 6166 N. Sheridan Road, #6B, Chicago, IL 60660 the following: THE BUILDING AND APPURTENANT IMPROVEMENTS ONLY, as presently erected on the premises situated in the County of Lake, State of Illinois described in Exhibit A, attached hereto and incorporated herein (the "Property").

**Not as Tenants in common but as joint tenants*
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 Grantor and that this Special Warranty Deed shall convey only such buildings and improvements as are presently erected upon such property.

IN WITNESS WHEREOF, CPAH CLT LLC, an Illinois limited liability company, has caused this Special Warranty Deed to be executed as of this 19th day of December, 2023.

PIN: 05-32-303-011-0000 (affects the land herein and other property).

This transfer is EXEMPT under the provisions of Section 4, Paragraph B, of the Illinois Real Estate Transfer Tax Act.

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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

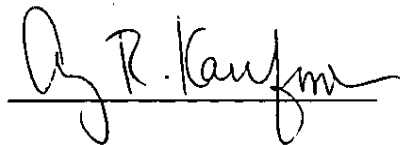
COUNTY OF Cook)

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 11th day of December, 2023.

Notary Public

My Commission Expires:



Mail tax bills to:
Lidia Wachowska and Sean D. Duffy
210 Hibbard Road
Wilmette, IL 60091

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EXHIBIT A

Legal Description

LOT 15 IN BLOCK 4 IN WILMETTE-HIBBARD RESUBDIVISION OF ALL OF LOTS AND BLOCKS TOGETHER WITH VACATED STREETS AND ALLEYS IN WILMETTE-HIBBARD SUBDIVISION OF THE WEST 25 ACRES OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE CENTER LINE OF GLENVIEW ROAD), IN COOK COUNTY, ILLINOIS

PIN: 05-32-303-011-0000

Commonly known as: 210 Hubbard Road, Wilmette, IL 60091

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. **Ground lease entered into by and between Grantor and Grantee, dated as of the date of this Special Warranty Deed**

Property of Cook County Clerk's Office

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Name of Buyer:
LIDIA WACHOWSKA
SEAN D. DUFFY

Real Estate Transfer Tax
\$720.00

Property Address:
210 HIBBARD RD.
WILMETTE, IL. 60091

Issue Date 12/15/2023

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$400.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$200.00	Qty <input type="text" value="1"/>	=	\$200.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$90.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$70.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$50.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$30.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$20.00	Qty <input type="text" value="1"/>	=	\$20.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$1.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$500.00	Qty <input type="text" value="1"/>	=	\$500.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$300.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$100.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$80.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$60.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$40.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$25.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$10.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

Village of Wilmette	\$5,000.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2023-12-15 210 HIBBARD RD.				

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05-32-303-011-0000



20231201600074 | 1-722-812-464

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

GRANTOR OR AGENT:

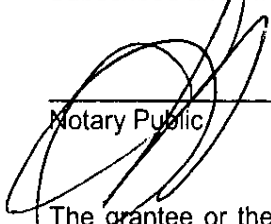


Signature

Agent
Print Name



Subscribed and sworn to before me this 19th of December, 23.

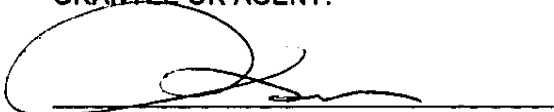


Notary Public

The grantee or their 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.

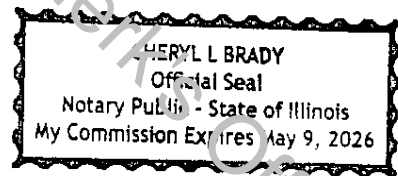
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

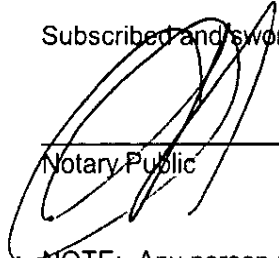


Signature

Agent
Print Name



Subscribed and sworn to before me this 19th of December, 23.



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.]