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UPON RECORDATION

RETURN TO: *Prep By*

Applegate & Thorne-Thomsen, P.C.
425 S. Financial Place, Suite 1900
Chicago, Illinois 60605
Attention: Ryan Hatten

Doc#: 2412924340 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/8/2024 2:50 PM Pg: 1 of 5

Doc ID 20240401679542

ST/Co Stamp 1-448-188-208 ST Tax \$425.00 CO Tax \$212.50

City Stamp 0-552-376-624 City Tax \$4,700.30

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60452

231 61240 313

SPECIAL WARRANTY DEED

For the consideration of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, S.H. & ASSOCIATES, INC., an Illinois corporation ("Grantor"), does hereby grant, bargain, sell and convey to TEAMWORK ENGLEWOOD, an Illinois nonprofit corporation ("Grantee"), the real property described on Exhibit A attached hereto, together with all improvements located or constructed thereon, and all easements, tenements, hereditaments and appurtenances, rights and privileges thereunto belonging or in anywise appertaining and together with all right, title and interest of Grantor in and to any streets, roads, alleys or other public way, and any strips and rights-of-way adjoining such real property ("Property").

Title to the Property is being conveyed subject only to the liens, encumbrances, easements, reservations, conditions and other matters set forth on Exhibit B attached hereto.

Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor but against none other.


[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this instrument this 16th day of APRIL , 2024.

GRANTOR:

S.H. & ASSOCIATES, INC.,
an Illinois corporation

By: 
Name: OMAR HAMMAD
Its: PRESIDENT

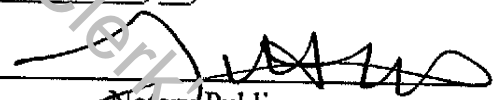
Property of Cook County Clerks Office

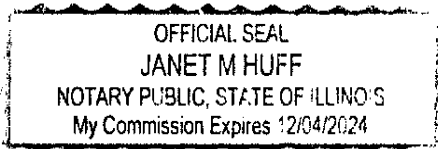
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the above County and State, do hereby certify that Omar Hammad, the President of S.H. & Associates, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the foregoing instrument as his/her free and voluntary act of said partnership for the uses and purposes therein set forth.

Given under my hand and notarial seal on 4-16, 2024.

Commission expires 12-4-24


Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Teamwork Englewood
815 West 63rd Street, Suite 2
Chicago, Illinois 60621

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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

PARCEL 1:


LOTS 44, 45 AND 47 IN BLOCK 1 IN LUCY M. GREEN'S ADDITION TO CHICAGO, IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH FIFTY-NINE AND ONE QUARTER (59-1/4) INCHES OF LOT FORTY-ONE (41) AND ALL OF LOTS FORTY-TWO (42) AND FORTY-THREE (43) IN BLOCK ONE (1) IN LUCY M. GREEN'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Commonly Known As: 6300-6310 S. Halsted St., Chicago, IL 60621

PIN: 20-20-207-015-0000
20-20-207-016-0000

REAL ESTATE TRANSFER TAX		06-MAY-2024
	CHICAGO:	3,167.50
	CTA:	1,275.00
	TOTAL:	4,462.50 *

20-20-207-015-0000 | 20240401679542 | 0-552-376-624

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

REAL ESTATE TRANSFER TAX		06-MAY-2024
	COUNTY:	212.50
	ILLINOIS:	425.00
	TOTAL:	637.50

20-20-207-015-0000 | 20240401679542 | 1-448-188-208

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. As shown on that certain pro forma Owner's title insurance policy, issued on or about the date hereof by Old Republic Title Insurance Company.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. As shown on that certain pro forma Owner's title insurance policy, issued on or about the date hereof by Old Republic Title Insurance Company.

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