

UNOFFICIAL COPY

RECORDED AT THE REQUEST
OF AND WHEN RECORDED MAIL
TO:

Wilmer Toledo
1748 N. Mason Avenue
Chicago, IL 60639

THIS DOCUMENT PREPARED BY:

Bari Wolf
Bryan Cave Leighton Paisner LLP
161 North Clark Street
Suite 4350
Chicago, IL 60601-3315

PROPERTY ADDRESS:

540 N. Central Park Avenue,
Chicago, IL 60624

PERMANENT PARCEL NUMBER:

16-11-125-016-0000

PT24-98658

Doc#: 2414523019 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/24/2024 9:26 AM Pg: 1 of 6

Dec ID 20240501696847

ST/Co Stamp 0-653-932-848 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-900-282-672 City Tax \$0.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and entered into this 9th day of May, 2024, by and between Kids Above All Illinois, an Illinois not-for-profit corporation (f/k/a ChildServ), whose mailing address is 8765 W. Higgins Rd., Suite 450, Chicago, IL 60631 (the "Grantor"), and Wilmer Toledo, an individual, and Melida Carmita Llivizaca Lucero, an individual, as joint tenants whose mailing address is 1748 N. Mason Avenue Chicago, Illinois 60639 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents CONVEY AND WARRANT unto the Grantee the following described real estate, together with all rights and appurtenances to the same and any and all improvements thereon, situated in the County of Cook and the State of Illinois, more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject, however, to all covenants, conditions and restrictions of record and building lines and easements and general property taxes for the current tax fiscal year and subsequent tax fiscal years, not yet due and payable.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(b) OF THE REAL ESTATE

PROPER TITLE, LLC

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IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed as of the day and year first above written.

"GRANTOR"

Kids Above All Illinois,
an Illinois not-for-profit corporation
(f/k/a ChildServ)

By: _____

Name: Dan Kotowski

Title: Chief Executive Officer

STATE OF ILLINOIS)

)

SS:

COUNTY OF COOK)

I, Tucker Balch, a Notary Public in and for said County and State aforesaid, do hereby certify that Dan Kotowski, who is personally known to me to be the Chief Executive Officer of Kids Above All Illinois, an Illinois not-for-profit corporation (f/k/a ChildServ), and 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 he signed and delivered the said instrument as Chief Executive Officer of said corporation, in behalf of said corporation, pursuant to authority given by the Board of Directors of said corporation as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

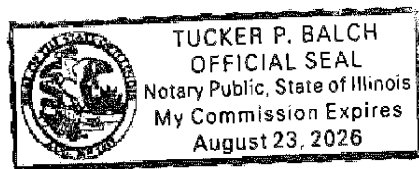
GIVEN under my hand and notarial seal this 7th day of May, 2024 A.D.

Deed

Notary Public

My Commission Expires:

8/23/2026



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EXEMPT UNDER PROVISIONS OF SECTION 31-45(b) OF THE REAL ESTATE
TRANSFER TAX LAW, 35 ILCS 200/31-45(b)(3)

“GRANTOR”

Kids Above All Illinois,
an Illinois not-for-profit corporation
(f/k/a ChildServ)

By: 

Name: Dan Kotowski

Title: Chief Executive Officer

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION FOR THE PROPERTY

LOT 7 (EXCEPT THE SOUTH 8 INCHES THEREOF) IN LULLS AND BARNARDS SUBDIVISION OF BLOCK 9 IN WEST J. MORTON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0001469, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 540 N. Central Park Avenue, Chicago, IL 60624

PERMANENT PARCEL NUMBER: 16-11-125-016-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: MAY 19, 2024

SIGNATURE: _____

GRANTOR or AGENT

BY: Dan Kotowski, Chief Executive Officer

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Tucker Balch

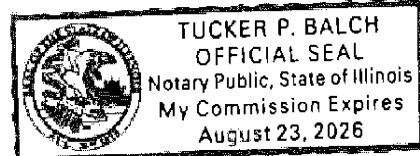
At: Above All Illinois, an Illinois not-for-profit corporation

By the said (Name of Grantor): (b)(6) ChildServ

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 8 | 2024

NOTARY SIGNATURE: Tucker Balch



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: _____, 20____

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

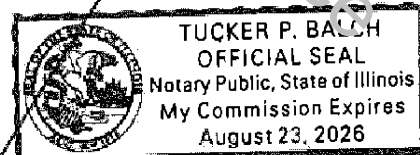
Subscribed and sworn to before me, Name of Notary Public: Tucker Balch

By the said (Name of Grantee): _____

On this date of: 5 | 8 | 2024

NOTARY SIGNATURE: Tucker Balch

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: _____, 20

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5 | 9 | 2024

SIGNATURE: Melinda Carmith Alvarez
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Melinda Carmith Alvarez

On this date of: 9 | May | 2024 Lucas

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



LEESA DISANTIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 01, 2025

CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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