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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/28/2003 01:29 PM Pg: 1 of 4

LHYNES # 79-00-805-D1

WARRANTY DEED (LLC to Corporation)

(The Above Space For Recorder's Use Only)

Dated: July 22, 2003
THE GRANTOR Homgren L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, having its principal office at 1120 S. Homan Avenue, Chicago, Illinois 60624, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT TO THE GRANTEE, Lawndale Educational and Regional Network Charter School a/k/a L.E.A.R.N. Charter School, a not for profit corporation created and existing under and by virtue of the laws of the State of Illinois, having its principal office at 3400 W. Grenshaw Street, Chicago, Illinois 60624, all interest and title of Grantor in the following described Real Estate situated the County of Cook, in State of Illinois to wit:

See "Exhibit A" attached hereto and made a part hereof

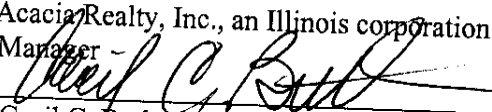
SUBJECT TO: (1) General real estate taxes not yet due and payable; (2) special assessments not yet due and payable; (3) easements for public utilities; (4) building, building line and use or occupancy restrictions; (5) conditions and covenants of record; (6) zoning laws and ordinances; (7) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and (8) covenants and restrictions contained in the following recorded documents: (i) document recorded December 26, 1890 as Document No. 1393835, (ii) document recorded May 20, 1968 as Document No. 20494541, (iii) document recorded March 17, 1969 as Document No. 20782705 and rerecorded May 16, 1969 as Document No. 20843243, and (iv) document recorded March 20, 2003 as Document No. 0030384136. Exempt under the provisions of paragraph (b) of Sections 31-45, of the Real Estate Transfer Tax Law of the State of Illinois.

Common Address: 3401-15 West Grenshaw Street a/k/a
1132 South Homan Avenue, Chicago, Illinois 60624
PIN Numbers: 16-14-427-017, -018, -019, -020 and -021

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunder affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

Homgren L.L.C., an Illinois limited liability company

Impress
Corporate Seal
Here

By: Acacia Realty, Inc., an Illinois corporation
Its: Manager
By: 
Cecil C. Butler, President

BOX 333-CT

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Cecil C. Butler, personally known to me to be the President of Acacia Realty, Inc., an Illinois corporation, the Manager of Homgren L.L.C., an Illinois limited liability company, 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 being first duly sworn by me acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Manager of Homgren L.L.C., an Illinois limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of July, 2003.

Marita A. Patterson
Notary Public



Commission expires: 7/18/2005

This instrument was prepared by: Timothy K. Hinchman, Esq., Charity & Associates, P.C.
20 N. Clark Street, Suite 700, Chicago, Illinois 60602

Mail to: Julia C. Works, Esq.
Atkinson & Atkinson
1603 Orrington Ave., Suite 2080
Evanston, Illinois 60201

Send Subsequent Tax Bills to: L.E.A.R.N. School
3400 W. Grenshaw St.
Chicago, IL 60624

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH
B, SEC. 200.1-2 (B-6) OR PARA-
GRAPH B, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

7/22/03 Timothy K. Hinchman
DATE BUYER, SELLER, REPRESENTATIVE

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 43, 44, 45, 46 and 47 IN BLOCK 9 IN 12TH STREET ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAIROAD COMPANY IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE NORTH SOUTH 16 FOOT WIDE VACATED ALLEY RECORDED MARCH 20, 2003 AS DOCUMENT NO. 0030384136 LYING EAST AND SOUTHEASTERLY OF THE EAST AND SOUTHEASTERLY LINES OF LOT 1, LYING WEST OF THE WEST LINE OF LOTS 43 TO 47, BOTH INCLUSIVE, LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF LOT 47 AND LYING NORTH OF A LINE DRAWN FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY AND SOUTH LINES OF LOT 1 TO THE SOUTHWEST CORNER OF LOT 43 ALL IN BLOCK 9 IN 12TH STREET ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAIROAD COMPANY, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

Cecil C. Butler Primary office is being duly sworn
 on oath, states that ~~the~~ resides at 1120 S. Homan Ave, Chicago, IL 60624. That the
 attached deed is not in violation of 765 ILCS-205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further stated that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Hongren L.L.C.

By: Acacia Realty, Inc.

Its: Manager

By: Cecil C. Butler, President

SUBSCRIBED and SWORN to before me
 this 22nd day of July, 20013

Marita A. Patterson
 Notary Public

