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Doc#: 0432917174
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 11/24/2004 11:27 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

04-10763

THIS INDENTURE, made this 19th day of November, 2004, between State Farm Mutual Automobile Insurance Company, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and The University of Chicago, an Illinois not-for-profit corporation, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Kankakee and State of Illinois known and described as follows (the "Property"), to wit:

See attached legal description

Commonly known as: 5245 South Cottage Grove Avenue, Chicago, Illinois 60615
PIN: 20-11-306-022

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law or equity, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See attached Permitted Exceptions

City of Chicago
Dept. of Revenue
360228



Real Estate
Transfer Stamp
\$0.00

11/24/2004 11:03 Batch 07242 71

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COMMITMENT FOR TITLE INSURANCE SCHEDULE B (Continued) GENERAL EXCEPTIONS

D. Any ALTA Owner's Policy issued pursuant hereto will contain the following General Exceptions unless the property qualifies for removal of said items and the Company is provided with the information required for the satisfactory disposition as required in C above.

- A*
- (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the land.
 - (3) Easements, or claims of easements, not shown by the public records.
 - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - (5) Taxes or special assessments which are not shown as existing liens by the public records.

SPECIAL EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

- new*
- ① General taxes for the year(s) ~~2003~~ and 2004.
Permanent tax number:

20-11-306-022

~~NOTE: The first installment of 2003 taxes in the amount of \$27,681.75 has been paid.~~

~~NOTE: The second installment of 2003 taxes are due and payable on or before November 15, 2004.~~ *PD A*

NOTE: Taxes for the year(s) 2004 are not yet due and payable.

new ② Covenants, conditions and restrictions and agreements contained in the Quit Claim Deed from City of Chicago to Egami Realty and Development corporation dated January 18, 1972 and recorded March 7, 1972 as Document Number 21829165 relating to:

(A) Use of the land as specified in the applicable provisions of the Urban Renewal Plan, a certified copy of which was recorded as Document Number 18240483 and in the contract for the sale of the land dated December 27, 1971;

(B) Prohibition of the execution of any agreement, lease, conveyance or other instrument whereby any part of the land is restricted upon the bases of race creed or color in the sale, lease or occupancy there.

new ③ Terms, provisions, conditions and limitations of the Urban Renewal Plan recorded November 7, 1958 as Document Number 18240483.

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LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE B
EXCEPTIONS CONTINUED

A 4. Rights of way for drainage ditches, tiles, feeders and laterals, if any.

Shoo *C* 5. Rights of the Public, the State of Illinois and the Municipality in and to part of the land taken or used for roads and highways, if any.

6. We should be furnished satisfactory evidence that the current Illinois franchise tax against the following corporation(s) has been paid: State Farm Mutual Automobile Insurance Company.

7. We should be furnished a certified copy of the by-laws of the following corporation(s): State Farm Mutual Automobile Insurance Company.

8. The proposed mortgagors have no title of record. Any deed(s) to them should be dated on or before the date of the proposed mortgage to be insured.

9. The Mortgage we have been asked to insure should be placed of record and our searches continued to cover the date of recording or filing.

A 10. This conveyance is subject to City of Chicago municipal transfer tax ordinance; the municipal transfer tax stamps must be affixed to the deed **before the instrument of conveyance may be accepted for recording or filing** and the appropriate transfer tax declaration form must be completed and submitted.

11. If any conveyance is subject to a municipality's inspection, assessment, certification and/or compliance ordinance(s), the proper documentation must be presented **before the instrument of conveyance may be accepted for recording or filing**.

12. NOTE: Full payment certification from the City of Chicago Water Department evidencing payment in full of all water and sewer charges for the property must be obtained prior to closing and must appear on the City of Chicago Transfer Declaration when the deed is presented for recording.

13. NOTE: The City of Chicago requires that the owners of buildings which are comprised of four or more residential units or which sleep ten or more persons, must register with the Department of Buildings. Prior to the sale of City of Chicago revenue stamps, the Director of Revenue will require the inclusion on the transaction tax return of either (a) proof that the property in question is duly registered with the Department of Buildings; or (b) a statement that the

(Continued)

Case Number 04-10763

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

State Farm Mutual Automobile Insurance Company

Attest: Sherry McGuire

By: Doug Smith

Name: Sherry McGuire
Title: Assistant Secretary

Name: Doug Smith
Title: Vice President

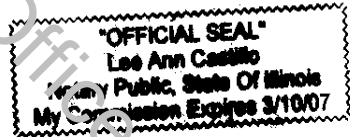
IMPRESS
NOTARIAL SEAL
HERE

State of Illinois, County of McLean ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Doug Smith personally known to me to be Vice President of State Farm Mutual Automobile Insurance Company, and Sherry McGuire personally known to me to be the Assistant Secretary Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of the said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23RD day of November, 2004.

Commission expires 3/10/07 Lee Ann Castillo
NOTARY PUBLIC

This instrument prepared by: Thomas C. Kaufmann
175 West Jackson Blvd., Suite 1600
Chicago, IL. 60604-2827



Mail to: Linda J. Kroning
20 S. Clark St., Suite 2301
Chicago, Illinois 60603

Send Subsequent Tax Bills to: The University of Chicago
5801 South Ellis Avenue
Chicago, Illinois 60637

Document #: 974842

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I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph B Section 4 of the Real Estate Transfer Tax Act.

Dated this 23RD day of November
[Signature]
Buyer-Seller or Representative

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Legal Description

PARCEL 1:

THE NORTH 1/2 OF LOT 17 AND ALL OF LOTS 18 AND 19 (EXCEPT THE WEST 17 FEET OF SAID LOTS TAKEN FOR STREET) IN THE RESUBDIVISION OF BLOCK 10 OF DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4 AND 5 (EXCEPT THE WEST 17 FEET FOR STREET) AND ALL OF LOTS 1, 2, AND 3 IN S. B. FOSTER SUBDIVISION OF LOTS 15, 16 AND SOUTH 1/2 OF LOT 17 A RESUBDIVISION OF BLOCK 10 OF DREXEL AND SMITH SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-23, 2004 Signature [Signature]

Subscribed and sworn to before me THOMAS KAUFMAN

by the said _____

this 23RD day of NOVEMBER, 2004

[Signature]
Notary Public



The grantee 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 or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

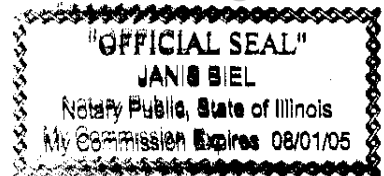
Dated 11-23, 2004 Signature [Signature]

Subscribed and sworn to before me LINDA KRONING

by the said _____

this 23RD day of NOVEMBER, 2004

[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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)