

UNOFFICIAL COPY

Prepared by:

210742



Ari J. Rotenberg
Sidley Austin Brown & Wood LLP
10 South Dearborn Street
Bank One Plaza
Chicago, Illinois 60603

Doc#: 0516418069
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 06/13/2005 11:48 AM Pg: 1 of 6

After Recording return to:

Howard M. Richard
Katten Muchin Rosenman LLP
525 West Monroe Street, Suite 1900
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

c/o Hugh Williams
2255 S. Wabash
Chicago, IL 60661

SPECIAL WARRANTY DEED

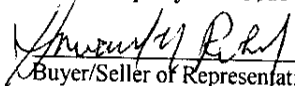
THIS INDENTURE, executed as of this 31st day of May, 2005, and effective as of the 31st day of May, 2005, between the YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, constituted pursuant to special acts of the Illinois legislature ("Grantor") and AFFORDABLE HOUSING PRESERVATION FOUNDATION-51st Street Y, an Illinois not-for-profit corporation, having its principal place of business at 2255 S. Wabash, Chicago, IL 60610 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois (the "Property"), known and described as follows, to wit: see legal description attached hereto as Exhibit A.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity, of, in and to the above-described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof.

I hereby declare this Deed represents a transaction exempt under the provisions of Section 8, Section 31/45 of the Property Tax Code and under the Cook County Real Property Transfer Tax.


Buyer/Seller of Representative.
Dated: May 31, 2005

Box 430

UNOFFICIAL COPY

By accepting this instrument, the Grantee expressly understands and agrees, anything herein to the contrary notwithstanding, that no individual member of Grantor, the Board of Trustees of Grantor, the Board of Managers of Grantor or any of their respective officers, officials, representatives or employees shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument.

[Remainder of page intentionally left blank.
Grantor's signature counterpart follows on next page.]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A to Special Warranty Deed

LOTS 1 TO 13 inclusive, in Block 6 in Derby's Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. ✓

Property Address: 5000 South Indiana Avenue, Chicago, Illinois 60616

PIN: 20-10-120-016, vol. 253 (part) ✓

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B to Special Warranty Deed

1. The following Permitted Exceptions identified on Schedule B to that certain Title Commitment No. 210742 dated May 6, 2005 and issued by Title Services, Inc., as agent for Commonwealth Land Title Insurance Company:

The following five (5) exceptions: (1) Rights or claims of parties in possession not shown by the public records; (2) Easements, or claims of easements, not shown by the public records; (3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Property would disclose and which are 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; and (5) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date of this title commitment but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this title commitment.

2. Matters revealed by that certain survey of the Property prepared by Chicago Guarantee Survey Company dated November 10, 2003 and identified as Order No. 0310001.
3. Real estate taxes and assessments for the year 2004 and subsequent years.
4. Matters done or suffered by or through the Grantee.
5. Current building codes, set back restrictions, zoning regulations and ordinances and other matters affecting the use of the Property and any violation thereof.

UNOFFICIAL COPY

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, 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 5/31, 2005
Signature: [Signature] (Grantor or Agent) [Signature]

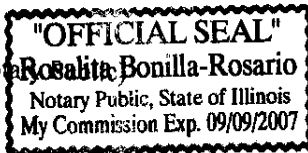
Subscribed and sworn to before me by the

said Grantor

this 25th day of May

2005.

Rosalita Bonilla-Rosario (Notary Public)



The grantee or his 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.

Dated 5/31, 2005
Signature: [Signature] (Grantee or Agent)

Subscribed and sworn to before me by the

said _____

this 25th day of May

2005.

Valentina Marici (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.]