

# UNOFFICIAL COPY



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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2005 01:40 PM Pg: 1 of 2

## WARRANTY DEED Statutory (Illinois)

This document was prepared by:  
and after recording, return to:  
Howard M. Richard, Esq.  
Katten Muchin Rosenman LLP  
525 West Monroe Street  
Chicago, IL 60661

(The Above Space for Recorder's Use Only)

1/2 HYNES # 8247845-D1

**THE GRANTOR, BETTER BOYS FOUNDATION**, an Illinois not-for-profit corporation, f/k/a **BBF Family Services**, having an address of Suite 1310, 875 North Michigan Avenue, Chicago, IL 60611, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **The Joseph Kellman Family Foundation**, an Illinois not-for-profit charitable corporation, having an address of Suite 1310, 875 North Michigan Avenue, Chicago, IL 60611, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1:

Lots 1 through 12, both inclusive, in Block 8 in Our Home Addition to Chicago, being a subdivision of the East 1/2 of the Northeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian (except the North 50 acres thereof) in Cook County, Illinois.

### PARCEL 2:

Lots 1, 45, 46 and 47 in Block 5 in Douglas Park Boulevard Bohemian Land Association Subdivision in the Northwest 1/4 of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 1500-28 South Pulaski, Chicago, IL

PINs: 16-22-230-016-0000, 16-22-230-017-0000, 16-22-230-018-0000, 16-22-230-019-0000, 16-22-230-020-0000, 16-22-230-021-0000, 16-22-230-022-0000, 16-22-230-023-0000, 16-22-230-024-0000, 16-22-230-025-0000, 16-23-122-001-0000, 16-23-122-002-0000, 16-23-122-003-0000, 16-23-122-018-0000

**SUBJECT TO:** All easements, conditions, restrictions and other matters of record and subject to real property taxes for the year 2004 and subsequent years.

THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION (b), 35 ILCS 200-31/45 OF THE REAL ESTATE TRANSFER TAX.

DATED: December 30, 2004

BY: 

Box 400-CTCC

15.2 H.S. 2/8

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 30th day of December, 2004.

**BETTER BOYS FOUNDATION**, a not-for-profit corporation of Illinois, f/k/a BBF Family Services, a not-for-profit corporation of Illinois, a/k/a The Better Boys Foundation

By: *Troy Ratliff*  
Name: Troy Ratliff  
Its: Executive Vice President

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and said County in the State aforesaid, DO HEREBY CERTIFY that Troy Ratliff, the Vice President of BETTER BOYS FOUNDATION, a not-for-profit corporation of Illinois, 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 his free and voluntary act and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8<sup>th</sup> day of August, 2005.

*Patricia J. Helms*  
Notary Public

**MAIL TAX BILLS TO:**

The Joseph Kellman Family Foundation  
Suite 1310  
875 N. Michigan Avenue  
Chicago, IL 60611

