

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory (Illinois)  
(Corporation to Individual)

MAIL TO: David G. Erickson  
1625 Shermer Road  
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER:  
North Park University  
3225 W. Foster Avenue  
Chicago, IL 60625



Doc#: 0529156010 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2005 01:15 PM Pg: 1 of 5

RECORDER'S STAMP

THE GRANTOR The Evangelical Covenant Church, a not for profit  
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 for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the ~~Board of~~ Executive Board of said corporation,  
CONVEYS AND QUIT CLAIMS to NORTH PARK UNIVERSITY, an Illinois not for profit corporation having its principal office at

3225 W. Foster Avenue Chicago IL 60625  
Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

THE CONVEYANCE OF THE PROPERTY IS EXPRESSLY SUBJECT TO THE TERMS OF A REVERTER CLAUSE ALSO SET FORTH ON EXHIBIT A.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.  
Permanent Real Estate Index Number(s): See Exhibit A attached.  
Property Address: See Exhibit A attached.

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 Corporate Secretary, this 6<sup>th</sup> day of October, 2005.

Name of Corporation: THE EVANGELICAL COVENANT CHURCH  
By Dean A. Lundgren Dean A. Lundgren (SEAL)  
VICE President FINANCE  
ATTEST: Mary C. Miller Mary C. Miller (SEAL)  
Corporate Secretary

IMPRESS  
CORPORATE  
SEAL HERE

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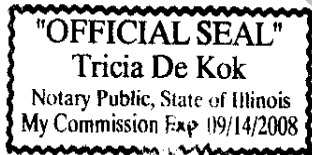
STATE OF ILLINOIS }  
County of COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DEAN A. LUNDGREN personally known to me to be the VICE President of the Evangelical Covenant Church Corporation, and MARY C MILLER personally known to me to be the Corporate 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 Corporate Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to the authority given by the Board of \_\_\_\_\_ 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 notarial seal, this 6th day of October, ~~19~~ 2005.

Tricia De Kok  
Notary Public

My commission expires on 09/14, ~~19~~ 2008



IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45, REAL  
ESTATE TRANSFER TAX LAW

DATE: David Erickson  
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER :

David G. Erickson

1625 Shermer Road

Northbrook, IL 60062

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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Statutory (Illinois)  
(Corporation to Individual)

FROM

TO

TO REORDER PLEASE CALL  
MID AMERICA TITLE COMPANY  
(708) 249-4041

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## EXHIBIT A

### Parcel 1:

LOTS 1 TO 7 INCLUSIVE IN HINDMAN'S SUBDIVISION OF THAT PART OF BLOCK 4, LYING NORTH OF THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN JACKSON'S SUBDIVISION OF SOUTH EAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1915 AS DOCUMENT 46751 IN COOK COUNTY, ILLINOIS.

Permanent index nos.: 13-12-300-001; 13-12-300-002; 13-12-300-003; 13-12-300-004; 13-12-300-005; 13-12-300-006; 13-12-300-007.

Property address: Parking lot located at Southeast corner of Foster and Kedzie Avenues, Chicago, IL 60625

### Parcel 2:

LOT 8 IN HINDMAN'S SUBDIVISION OF THAT PART OF BLOCK 4 LYING NORTH OF THE CENTER LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent index no: 13-12-300-008

Property address: Parking lot located at Southeast corner of Foster and Kedzie Avenues, Chicago, IL 60625

### Parcel 3:

THAT PART OF LOTS 3 AND 14 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ELEVEN (11) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PM, LYING N OF THE N BRANCH OF THE CHICAGO RIVER AND WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF WEST ARGYLE STREET, THREE HUNDRED FORTY FIVE (345) FEET EAST OF THE CENTER LINE OF NORTH ALBANY AVENUE, RUNNING THENCE NORTHWESTERLY TO A POINT IN THE CENTER LINE OF WEST FOSTER AVENUE, EIGHTY FOUR AND 48/100 (84.48) FEET EAST OF THE CENTER LINE OF NORTH ALBANY AVENUE, CONTAINING THIRTEEN AND 70/100 (13.70) ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS;

Permanent index nos: 13-12-305-011 and 13-12-305-017

Property address: 5133-5159 North Albany Avenue, Chicago, IL 60625

The conveyance of the above described property is made upon the express condition, and the Grantee by its acceptance of this conveyance covenants, that at all times Grantor shall abide by and be subject to the Constitution and By-Laws of The Evangelical Covenant Church, which is an Illinois not for profit corporation. This covenant shall run with the land. In the event of a breach of this covenant, the property herein conveyed shall revert to the Grantor.

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Only the Executive Board of The Evangelical Covenant Church or the Annual Meeting of The Evangelical Covenant Church shall have authority to determine that a breach of this covenant has occurred.

Grantee, by its acceptance of this conveyance, waives for itself, its successors and assigns, and for its directors, officers and employees, the right to assert any and all defenses in any way related to The Evangelical Covenant Church's ability, authority, power and competence to make such a determination and to issue such a certificate.

A Notice of Reverter executed by the Secretary of The Evangelical Covenant Church filed with the Recorder of Cook County, Illinois certifying that either the Executive Board of The Evangelical Covenant Church or the Annual Meeting of The Evangelical Covenant Church has determined that a breach of this covenant has occurred shall constitute an exercise of this right of reverter and shall cause title to immediately revert to The Evangelical Covenant Church, an Illinois not for profit corporation, or to its successors or assigns.

This Right of Reverter is expressly subordinate to the following mortgages, assignments of rents or any other pledges or security given by North Park University to secure the following loan obligations:

- 1) \$23,000,000 Illinois Development Finance Authority Variable Rate Demand Revenue Bonds (North Park University) Series 1999.
- 2) \$33,000,000 Illinois Finance Authority Variable Rate Demand Revenue Bonds (North Park University) Series 2005.

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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, 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 title to real estate under the laws of the State of Illinois.

Dated 10/14, 2005. Signature: *David Eric*  
Grantor or Agent

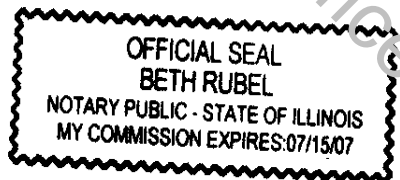
Subscribed and sworn to before me by the said agent this 14th day of October, 2005.  
*Beth Rubel*  
Notary Public



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 10/14, 2005. Signature: *David Eric*  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 14th day of October, 2005.  
*Beth Rubel*  
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 Act.)