

# UNOFFICIAL COPY

**This Instrument Prepared by:**

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Chicago, Illinois 60603-5803



Doc#: 0609643333 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/06/2008 02:00 PM Pg: 1 of 4

**Upon Recording, Return to:**

Caleb A. Jewell, Esq.  
Applegate & Thorne-Thomsen, P.C.  
322 S. Green, Suite 400  
Chicago, Illinois 60607

**Property Address:**

Vacant Land Located at:  
2013-2019 South Morgan Street  
Chicago, Illinois 60608

P.I.N: 17-20-433-005-0000  
A portion of 17-20-433-006 0000

**SPECIAL WARRANTY DEED**

Deed made as of this 4th day of April 2006, by ALIVIO MEDICAL CENTER, INC., an Illinois not-for-profit corporation (the "Grantor"), to THE RESURRECTION PROJECT, an Illinois not-for-profit corporation, whose address is 1818 S. Paulina Avenue, Chicago, Illinois 60608 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, conveys and specially warrants to Grantee that certain real property situated in the County of Cook and State of Illinois, which is described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever, SUBJECT TO the Permitted Exceptions described on Exhibit B attached hereto, and FURTHER SUBJECT TO the condition and restriction that the Property shall be developed, if at all, and used only for residential housing for low and moderate income persons, and uses incidental thereto, which covenant and restriction shall run with the land and bind the Grantee and its successors and assigns.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions and the covenant and restriction above, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

**Box 400-CTCC**

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

**GRANTOR:**

ALIVIO MEDICAL CENTER, INC.,  
an Illinois not-for-profit corporation

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

4-4-06  
Date

[Signature]  
Buyer, Seller or Representative

By: Alivio Medical Center  
Name: [Signature]  
Its: President of Bd

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Peter Martinez, as President of ALIVIO  
MEDICAL CENTER, INC., an Illinois not-for-profit corporation, 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/she signed, sealed and delivered the said instrument as  
his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set  
forth.

GIVEN under my hand and notarial seal this 3rd day of April, 2006.



[Signature]  
Notary Public

My Commission expires \_\_\_\_\_

Please send subsequent tax bills to:  
The Resurrection Project  
1818 S. Paulina Avenue  
Chicago, Illinois 60608

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

4/4/06  
DATE        [Signature]  
BUYER, SELLER OR REPRESENTATIVE

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## EXHIBIT A

### LEGAL DESCRIPTION

BLOCK 18 (EXCEPT THE NORTH 120.8 FEET AND EXCEPT THE SOUTH 152 FEET THEREOF) IN WALSH AND MCMULLIN'S SUBDIVISION OF THE SOUTH  $\frac{3}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE
2. ENCROACHMENT OF THE FENCE POSTS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.14 FEET TO 0.36 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 06-73990-2A PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., DATED MARCH 28, 2006.
3. RIGHT, TITLE AND INTEREST OF PARTIES USING OVERHEAD WIRES ALONG THE NORTH AND EAST LINES OF THE LAND, AS SHOWN ON PLAT OF SURVEY NUMBER 06-73990-2A PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., DATED MARCH 28, 2006.
4. ACTS AND DEEDS OF THE GRANTEE