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SPECIAL WARRANTY DEED

This Document Prepared By:

Eleni S. Lamperis, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

After Recording Please Return To:

Eleni S. Lamperis, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606



Doc#: 0619933151 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2008 01:20 PM Pg: 1 of 5

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THIS INDENTURE WITNESSETH, that **PEOPLE'S CHURCH OF GOD IN CHRIST, AN ILLINOIS NOT-FOR-PROFIT CORPORATION**, having an address of 3570 West Fifth Avenue, Chicago, Illinois 60624 ("Grantor"), GRANTS, BARGAINS AND SELLS to **THE PEOPLE'S COMMUNITY DEVELOPMENT ASSOCIATION OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION**, having an address of 3570 West Fifth Avenue, Chicago, Illinois 60624 ("Grantee"), for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof, and subject to those certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof.

Permanent Index Number: 16-14-214-028-0000 and 16-14-214-030-0000
Property Address: 3514 -3522 W. Fifth Avenue, Chicago, Illinois 60624

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, 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 Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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Box 400-CTCC

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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 19.5 FEET OF LOT 36 AND ALL OF LOTS 37 THROUGH 41 IN BLOCK 7 IN CENTRAL PARK ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST ½ FO THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF BARRY POINT ROAD, IN COOK COUNTY, ILLINOIS.

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This Deed is exempt under the provisions of Paragraph (b), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

7/11/06 , 2006

Elin Lapeis

Agent

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1998, 2004, 2005 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE OR PAYABLE.
2. JUDGMENT ENTERED IN CASE NUMBER 04M32316, A MEMORANDUM OR COPY OF WHICH WAS RECORDED SEPTEMBER 27, 2004 AS DOCUMENT NUMBER 0427149185, IN FAVOR OF REPUBLIC LEASING COMPANY AGAINST PEOPLES CHURCH OF GOD IN CHRIST IN THE AMOUNT OF \$22,954.06.
3. CONDITION CONTAINED IN QUIT CLAIM DEED DATED AUGUST 10, 1995 AND RECORDED OCTOBER 14, 2055 AS DOCUMENT NUMBER 0528718102 STATING THAT HOUSING SHOULD BE BUILT ON THE PROPERTY WITHIN TWELVE MONTHS OF THE DATE OF THE DEED.

NOTE: SAID INSTRUMENT CONTAINS A PROVISION FOR FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

4. ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST GRANTEE
5. COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD
6. PUBLIC AND UTILITY EASEMENTS
7. SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED
8. UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS.

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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 June 28 2006

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me by the said _____ this 28th day of June, 2006.

Notary Public *Mary-Claire Ross*



The grantee or his agent affirms and verifies that 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 June 28 2006

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me by the said _____ this 28th day of June, 2006.

Notary Public *Mary-Claire Ross*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)