

# UNOFFICIAL COPY



Special Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)

Doc#: 0636322005 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2006 08:40 AM Pg: 1 of 3

This document was prepared by:  
Jeffrey M. Galkin  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street  
Suite 2200  
Chicago, IL 60602-3801

(The Above Space for Recorder's Use Only)

THIS AGREEMENT, made this 27<sup>th</sup> day of December, 2006, between 9140 S. Exchange Ave LLC (a/k/a 9140 S. Exchange Avenue LLC), an Illinois limited liability company, party of the first part, and Chicago Family Health Center, Inc., an Illinois corporation, 9119 S. Exchange Avenue, Chicago, Illinois 60617-4225, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (See page 3 for legal description.)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 the part/ of the first part, 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 the party of the second part, its heirs and assigns, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 to: (See page 3)

Permanent Index Number(s) (PIN): 26-06-401-074-0000

Address(es) of Real Estate: 9140 South Exchange Avenue, Chicago, Illinois

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 Interim President and CEO this 27<sup>th</sup> day of December, 2006.

9140 S. Exchange Ave LLC (a/k/a 9140 S. Exchange Avenue LLC)

By: Southeast Chicago Development Commission, Inc., its sole member

By: [Signature]  
Name: Edward Stone  
Its: Interim President & CEO

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

12/27/06  
Date

[Signature]  
Buyer, Seller or Representative

8351325  
York  
10/1 C+Z D1

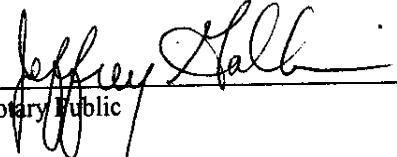
# UNOFFICIAL COPY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Edward Stone, the Interim President and CEO of Southeast Chicago Development Commission, Inc., an Illinois corporation, the sole member of 9140 S. Exchange Ave LLC (a/k/a 9140 S. Exchange Avenue LLC), an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Interim President and CEO, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of December, 2006.

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

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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## Legal Description

Of premises commonly known as 9140 South Exchange Avenue, Chicago, Illinois

### PARCEL 1:

THE SOUTH 61.00 FEET OF LOTS 1 TO 4 AND ALL OF LOTS 5, 6, 7, 8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 56 IN BLOCK 72 IN SOUTH CHICAGO, A SUBDIVISION BY CALUMET & CHICAGO CANAL & DOCK CO., OF THE EAST ½ OF THE WEST ½ AND PARTS OF THE EAST FRACTIONAL ½ OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE EAST/WEST 20-FOOT ALLEY, LYING SOUTH OF AN ADJOINING LOTS 1 TO 9 IN BLOCK 72 AND LYING WEST OF THE EAST LINE OF SAID LOT 1 IN BLOCK 72, EXTENDED SOUTHERLY TO THE NORTHEAST CORNER OF LOT 17 IN BLOCK 72 AND LYING EAST OF THE WEST LINE OF SAID LOT 9 IN BLOCK 72, EXTENDED SOUTHERLY TO THE NORTH LINE OF LOT 56 IN BLOCK 72 IN SOUTH CHICAGO, AFORESAID.

### PARCEL 3:

THAT PART OF THE NORTH/SOUTH 20-FOOT ALLEY, LYING EAST OF AND ADJOINING LOT 56 IN BLOCK 72 AND THE EASTERLY AND SOUTHEASTERLY PROJECTIONS OF THE NORTHERLY AND SOUTHWESTERLY LOT LINES, AND LYING WEST OF AND ADJOINING LOTS 17 TO 24, BOTH INCLUSIVE IN BLOCK 72 AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF LOT 17 IN BLOCK 72 AND THE NORTHWESTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF LOT 24 IN BLOCK 72 IN SOUTH CHICAGO, AFORESAID.

SUBJECT TO: General Taxes for 2006 and subsequent years and (i) zoning ordinances and building laws affecting the property, (ii) covenants, conditions, restrictions and easements affecting the property, including, without limitation, the covenants, conditions and restrictions set forth in Restrictive Covenant Agreement recorded as Document 0428104078 (iii) matters created by or through grantee, and (iv) matters set forth on survey number S02098 made by W-T Land Surveying, Inc. dated August 15, 2002.

Mail to:

Barnes & Thornburg LLP  
Attention: Wesley Broquard  
Suite 4400  
One North Wacker Drive  
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Chicago Family Health Center, Inc.

Attention: Wendy Cox

(Name)

9119 S. Exchange Avenue

(Address)

Chicago, Illinois 60617-4225

(City, State and Zip)

Or: Recorder's Office Box No. \_\_\_\_\_