



Doc#: 0701142130 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2007 01:14 PM Pg: 1 of 7

After recording return to:

Kathleen Cunningham  
DrinkerBiddle-  
GardnerCarton  
191 N. Wacker Dr.  
Suite 3700  
Chicago, IL 60606

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9<sup>th</sup> day of January, 2007, by **THE HOMAN ARTHINGTON FOUNDATION**, an Illinois not-for-profit corporation ("**Grantor**"), to **HOLY FAMILY MINISTRIES**, an Illinois not-for-profit corporation, ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title and interest in all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it 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 set forth as

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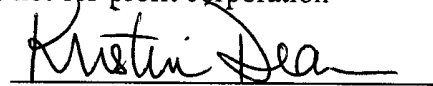
# UNOFFICIAL COPY

"Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

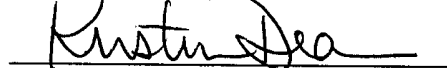
**THE HOMAN ARTHINGTON FOUNDATION**, an  
Illinois not-for-profit corporation

By:



Kristin Dean  
Its President

**EXEMPT UNDER THE PROVISION OF  
SUBSECTION (B) OF 35 ILCS 200/31-45**



Grantor



Grantee

## UNOFFICIAL COPY

STATE OF ILLINOIS       )  
                                       ) SS  
 COUNTY OF COOK        )

I, Ania Domagala-Pierga, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kristin Dean, President of The Homan Arthington Foundation**, 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 she signed and delivered the said instrument as President of said Foundation, as her free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9<sup>th</sup> day of January, 2007.

Ania Domagala-Pierga  
 Notary Public

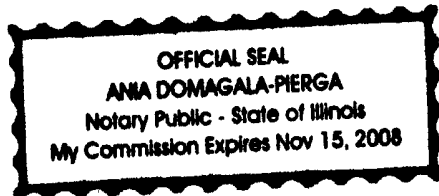
My Commission Expires: 11-15-2008

This instrument was prepared by:

Ania Domagala-Pierga  
 Bell, Boyd & Lloyd LLP  
 70 West Madison St., Suite 3100  
 Chicago, Illinois 60602

Mail tax bills to:

Holy Family Ministries  
790 Frontage Road, Ste. 318  
Northfield, IL 60093  
Attn: Susan Wong



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## EXHIBIT A

### Legal Description of Premises

LOT 2 IN CHARLES H. SHAW'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 2001 AS DOCUMENT 0011178258, IN COOK COUNTY, ILLINOIS.

1614 416007

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## EXHIBIT B

### Permitted Exceptions

See attached Two (2) pages.

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1. TAKES FOR THE YEAR(S) 2005 AND 2006  
2007 TAXES ARE NOT YET DUE OR PAYABLE.

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1A. NOTE: 2006 FIRST INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
16-14-416-007-0000	1 OF 1	2005	\$2,439.00	PAID	\$2,488.69	PAID
*****						
**						

G 7. INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOT 3 OVER PORTIONS OF LOT 2 AS SHOWN ON THE PLAT OF CHARLES H. SHAW'S SUBDIVISION RECORDED DECEMBER 12, 2001 AS DOCUMENT 0011178258.

(AFFECTS LOT 2)

H 8. EASEMENT FOR THE BENEFIT OF LOT 1 IN CHARLES H. SHAW'S SUBDIVISION FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM ARTHINGTON STREET AS SET FORTH IN THE DECLARATION RECORDED SEPTEMBER 10, 2003 AS DOCUMENT 0325327008 AFFECTING THE EAST 20.00 FEET OF LOT 2 IN SAID SUBDIVISION, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED

THEREIN.

R 9. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE AGREEMENT REGARDING RESTRICTIVE COVENANTS FOR HOMAN SQUARE RESIDENTIAL RECORDED NOVEMBER 18, 1997 AS DOCUMENT 97863324.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

S 10. COVENANT MADE BY WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP WHEREIN IT AGREES THAT SAID PARTNERSHIP, AS DEVELOPER, IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE MAIN SEWER LINES AND PIPES LOCATED ON THE LAND TO THE POINT SUCH SEWER LINES AND PIPES CONNECT TO THE MAIN SEWER IN THE PUBLIC WAY UNTIL SUCH TIME AS THE PROPERTY SHALL BECOME SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR HOMAN SQUARE RESIDENTS ASSOCIATION RECORDED AS DOCUMENT 94558398, AS AMENDED, OR SUCH OTHER DECLARATION OF A HOMEOWNERS OR RESIDENTS ASSOCIATION TO BE ESTABLISHED WITH RESPECT TO THE PROPERTY, AT WHICH TIME SUCH HOMEOWNERS OR RESIDENTS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SUCH SEWER LINES AND PIPES AND THE DEVELOPMENT WILL BE RELIEVED OF ALL SUCH RESPONSIBILITY THEREUNDER.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

V 11. NON-EXCLUSIVE EASEMENT IN FAVOR OF THE BOARD OF TRUSTEES OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO FOR THE USE OF THAT CERTAIN APPROXIMATELY 20 FOOT EASEMENT FOR INGRESS AND EGRESS ESTABLISHED IN THE PLAT RECORDED AS DOCUMENT 0011178258 AS CONTAINED IN THE MEMORANDUM OF LEASE RECORDED SEPTEMBER 16, 1999 AS DOCUMENT 99880652 AND IN THE AMENDED AND RESTATED MEMORANDUM OF LEASE RECORDED ~ AS DOCUMENT ~ AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

Q 12. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, A COPY OF WHICH WAS RECORDED MAY 20, 1968 AS DOCUMENT 20494541.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

- AL 13. PARKING AGREEMENT RECORDED ~ AS DOCUMENT ~ MADE BY AND BETWEEN THE HOMAN ARTHINGTON FOUNDATION, THE BOARD OF TRUSTEES OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO AND HOLY FAMILY MINISTRIES, AND THE TERMS, PROVISIONS, AND CONDITIONS SET FORTH THEREIN.

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