



(2 of 3)

Doc#: 0709642041 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2007 12:51 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

(Illinois)

THIS INDENTURE, made this
19th day of March, 2007,
between Church Extension Board of
the Presbytery of Chicago;

(The Above Space for Recorder's Use Only)

8371113 D2 KARSA

a not for profit 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, party of the first part; and AGAPE REAL ESTATE GROUP, LLC, an Illinois limited liability company, having its principal place of business at 904C South May Street, Chicago, Illinois 60607, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) 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 corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate (the "Property"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 16 TO 20, INCLUSIVE IN BLOCK 2 IN T. B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-17-412-033-0000

Address of the Property: 1046 West Polk Street, Chicago, Illinois 60607

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any ways 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 party 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 successors 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 successors 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 general real estate taxes for the year 2006 and subsequent years and matters of survey.

Box 400-CTCC

3/8


UNOFFICIAL COPY


IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

**CHURCH EXTENSION BOARD OF THE
PRESBYTERY OF CHICAGO**, a not for profit
corporation of Illinois

By: *John F. Coughlin*
Name: John F. Coughlin
Its: Assistant Secretary

Property of Cook County Clerk's Office

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX APR. -5.07 REVENUE STAMP	# 0000005323	REAL ESTATE TRANSFER TAX
			00838.00
			FP 103022

CITY TAX	 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE APR. -5.07	# 0000004910	REAL ESTATE TRANSFER TAX
			12450.00
			FP 103023

UNOFFICIAL COPY

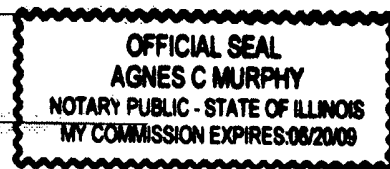
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Agnes C. Murphy, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John F. Coughlin, personally known to me to be the Assistant Secretary of the Church Extension Board of the Presbytery of Chicago, a not for profit corporation of Illinois, and 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 as such Assistant Secretary, he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his 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 official seal this 19th day of March, 2007.

Agnes C. Murphy
Notary Public

Commission Expires: 06/20/09



This Instrument Was Prepared By:

Crystal Pruess Bush, Esq.
Drinker Biddle & Reath LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606

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

4/4/07 Date
John G. Crockett Buyer, Seller or Representative

MAIL TO:

John J. Zachara, Esq.
John Zachara LTD.
39 S. LaSalle, Suite 500
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

M. ANSARI
1200 N. Ashland
Chicago, IL 60622
SUITE 400