

# UNOFFICIAL COPY



Doc#: 0908240162 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/23/2009 03:44 PM Pg: 1 of 8

Pilsen

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

## SPECIAL WARRANTY DEED

THE GRANTOR, 18<sup>th</sup> and Peoria, LLC, an Illinois limited liability company, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), in hand paid, and does hereby grant, convey, bargain, sell, alien, remise and confirm to the Chicago Province of the Society of Jesus, an Illinois not-for-profit corporation, 2050 North Clark Street, Chicago, Illinois 60614, the following described Real Estate situated in Cook County, Illinois, to wit:

See attached Exhibit A for legal description

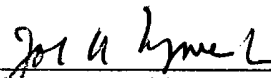
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Grantor does hereby specially warrant the title to the Real Estate, subject only to those matters set forth on Exhibit A and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no other.


Perm. Index Nos.: 17-20-404-028-0000, 17-20-405-001 to 015, /018 to 025, /035, /039 to -041.

Address of Real Estate: S. Peoria Street between West 16<sup>th</sup> and West 18<sup>th</sup> Streets, Chicago, IL

This Deed exempt from the Illinois Real Estate Transfer Tax under 35ILCS 200/31-45 (B).

  
John R. Nyweide, March 18, 2009

City of Chicago  
Dept. of Revenue  
575094  
03/23/2009 15:30

  
Real Estate  
Transfer Stamp  
\$19,200.00  
Batch 07246 88

REC'D

8452987-Da-TMS (1 of 2)

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed by an Authorized Signatory of 18<sup>th</sup> and Peoria, LLC, an Illinois limited liability company, this March 12, 2009.

18<sup>th</sup> and Peoria, LLC, an Illinois limited liability company.

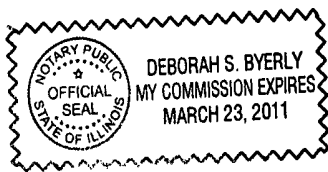
By: William Purcell  
William Purcell, Authorized Signatory

Property of Cook County Clerk's Office

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that William Purcell, personally known to me to be an Authorized Signatory of 18<sup>th</sup> and Peoria, LLC 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 acknowledged that as such Authorized Signatory, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purpose therein set forth.

Given under my hand and notarial seal this March 12, 2009.



Deborah S. Byerly  
Notary Public

SEAL

My commission expires:

This instrument was prepared by:

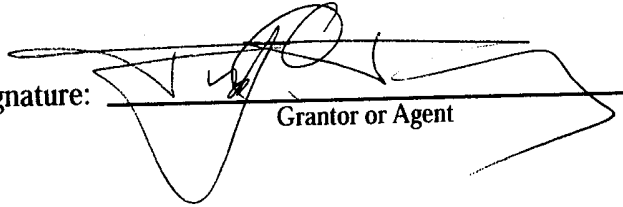
John R. Nyweide, Holland & Knight, LLP  
131 S. Dearborn Street, 30<sup>th</sup> Floor  
Chicago, IL 60603

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

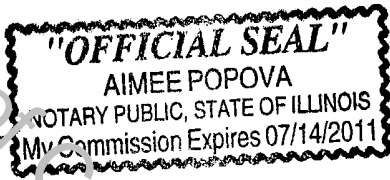
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 19, 2009, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent



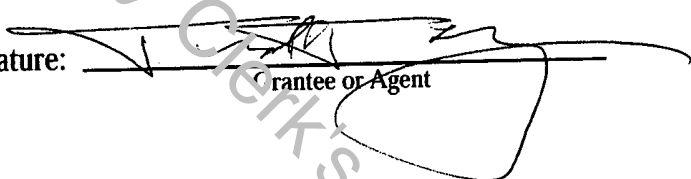
Subscribed and sworn to before me by the  
said Timothy C. Toomey  
this 20th day of March  
2009

Aimee Popova  
Notary Public



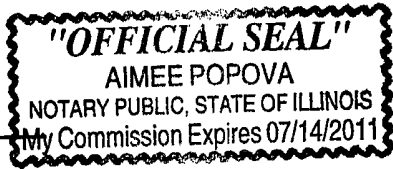
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 19, 2009, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent



Subscribed and sworn to before me by the  
said Timothy C. Toomey  
this 20th day of March  
2009

Aimee Popova  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

EXHIBIT A

TO

SPECIAL WARRANTY DEED

The Real Estate is legally described as follows:

PARCEL 1:

LOTS 5, 6, 7, AND 8 IN ROTH'S SUBDIVISION OF BLOCK 17 IN ASSESSOR'S DIVISION IN SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 89.05 FEET OF LOT 31 OF THE EAST 1/2 OF BLOCK 14 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 89.05 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF 16TH STREET OF LOT 15 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 129.29 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF 16TH STREET OF LOT 16 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 9 IN GEORGE ROTH'S SUBDIVISION OF BLOCK 17 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 31 (EXCEPT THE NORTH 89.05 FEET THEREOF) OF THE EAST 1/2 OF BLOCK 14 IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

**PARCEL 7:**

THE SOUTH 42.95 FEET OF THE NORTH 132 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF 16TH STREET OF LOT 15 IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 8:**

THE NORTH 1/2 OF LOT (OR BLOCK) 16 (EXCEPT THE NORTH 162.29 FEET THEREOF) IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 9:**

THAT PART OF THE NORTH 1/4 OF LOT 15 LYING SOUTH OF A LINE 132 FEET SOUTH OF THE SOUTH LINE OF 16TH STREET IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING IN LOTS 1, 2 AND 3 OF PARCEL 10 IN COOK COUNTY, ILLINOIS.

**PARCEL 10:**

LOTS 1, 2, 3, AND 7 IN KALBOWS SUBDIVISION OF LOTS 29 AND 30 IN BARTLETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF BLOCK 15 IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 11:**

THAT PART OF THE WEST 1/2 OF LOT 14 IN THE ASSESSOR'S SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 14; THENCE RUNNING WEST ALONG THE NORTH LINE OF 18TH STREET, A DISTANCE OF 143.00 FEET TO THE EAST LINE OF THE PREMISES HERETOFORE CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE NORTH, A DISTANCE OF 150.00 FEET ALONG SAID LINE; THENCE EAST ALONG A LINE 150.00 FEET NORTH OF AND PARALLEL WITH 18TH STREET, A DISTANCE OF 143.00 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING; TOGETHER WITH THE SOUTH 166 FEET 3-INCHES OF LOT 15 IN ASSESSOR'S SUBDIVISION AFORESAID AND THE SOUTH 1/2 OF LOT 16 IN ASSESSOR'S SUBDIVISION AFORESAID (EXCEPTING FROM SAID LOTS 15 AND 16 THAT PART TAKEN FOR 18TH STREET) ALL IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

## PARCEL 12:

LOTS 11, 13, 15, 17 AND 19 IN GEORGE ROTH'S SUBDIVISION OF LOT 17 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 13:

LOT 45 (EXCEPT THE EAST 3-INCHES THEREOF AND EXCEPT THE SOUTH 33.00 FEET THEREOF) AND LOT 46 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN GEORGE ROTH'S SUBDIVISION OF BLOCK 17 OF ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

## PARCEL 14:

LOTS 2 AND 3 IN LOUIS HOEFKE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF BLOCK 15 AND LOT 28 (EXCEPT THE SOUTH 16.2 FEET THEREOF) IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14, ALL IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 15:

LOTS 1 TO 27, BOTH INCLUSIVE AND THE SOUTH 16.2 FEET OF LOT 28 IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF LOT 14 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED ALLEYS LYING SOUTH OF LOTS 1 TO 5; WEST OF LOTS 6 TO 20 AND NORTH OF LOTS 21 TO 25 IN BARRETT'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 16:

THE WEST 1/2 OF LOT 14 IN ASSESSOR'S SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, (EXCEPT THAT PART LYING SOUTH OF A LINE 150.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF 16TH STREET, EXCEPT THAT PART HERETOFORE CONVEYED TO BURLINGTON NORTHERN INC.) IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 17:

LOT 1 (EXCEPT THAT PART LYING SOUTH OF THE NORTH 27 FEET 1/2-INCH THEREOF) IN LOUIS HOEFKE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF BLOCK 15 AND LOT 28 (EXCEPT THE SOUTH 16.2 FEET THEREOF) IN BARRETT'S SUBDIVISION OF THE EAST 1/2 BLOCK 14 ALL IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION



**UNOFFICIAL COPY**

20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 18:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF LOT 15 (EXCEPT THE SOUTH 166 FEET 3-INCHES THEREOF) IN THE ASSESSOR'S SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 19:

LOT 4, 5 AND 6 IN KALBOW'S SUBDIVISION OF LOTS 29 AND 30 IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF BLOCK 15 ALL IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN SAID COOK COUNTY AND STATE OF ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING:

- THE SECOND INSTALLMENT OF THE 2008 REAL ESTATE TAXES AND REAL ESTATE TAXES FOR SUBSEQUENT YEARS FOR THE FOLLOWING REAL ESTATE TAX PROPERTY INDEX NUMBERS:

17-20-404-028-0000; 17-20-405-001 to -015, 17-20-405-018 to -025, 17-20-405-035 and 17-20-405-039 to -041.

- COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE OF THE LAND AND INDEMNIFICATION WITH RESPECT TO NEGLIGENT ACTS CONTAINED IN THE AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 31584 AND THE STROMPOLOS COMPANY, A CORPORATION OF ILLINOIS, RECORDED SEPTEMBER 8, 1977 AS DOCUMENT 24095773. (AFFECTS PARCELS 2 TO 5)

- WATER SERVICE PIPES ACROSS THE LAND AS DISCLOSED BY LETTER DATED SEPTEMBER 21, 1976 FROM BUREAU OF SEWERS, CITY OF CHICAGO. (AFFECTS PARCELS 2 THRU 10)

- OVERHEAD CABLES AND WIRES AS DISCLOSED BY LETTER DATED SEPTEMBER 29, 1976 FROM THE ILLINOIS BELL TELEPHONE COMPANY. (AFFECTS PARCELS 2 THRU 10)

- OVERHEAD AND UNDERGROUND FACILITIES AS DISCLOSED BY LETTER DATED OCTOBER 7, 1976 FROM THE COMMONWEALTH EDISON COMPANY.

**UNOFFICIAL COPY**

- THE FOLLOWING SHOWN ON THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN, NUMBER 2005-03637-001, DATED JUNE 28, 2005 AND LAST REVISED NOVEMBER 24, 2008 AND NOTE:

- 1) ENCROACHMENT OF CHAIN LINK FENCE LOCATED MAINLY ON LOT 8 OF PARCEL 1 ONTO THE PROPERTY SOUTH AND ADJOINING.
- 2) ENCROACHMENT OF THE ASPHALT LOCATED MAINLY ON PARCEL 5 ONTO THE PROPERTY NORTH AND ADJOINING.
- 3) ENCROACHMENT OF THE FENCE LOCATED MAINLY ON PARCEL 5 ONTO THE PROPERTY EAST AND ADJOINING.
- 4) CONCRETE RETAINING WALL LOCATED ALONG THE SOUTH LINE OF PARCEL 12.
- 5) ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THAT PART OF PARCEL 13 LYING EAST OF PEORIA STREET ONTO THE PROPERTY WEST AND ADJOINING.
- 6) GAP LOCATED BETWEEN THE NORTH LINE OF PARCEL 15 AND SOUTH LINE OF PARCEL 1 .
- 7) ENCROACHMENT OF CONCRETE AROUND THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY.
- 8) VARIOUS UTILITY LINES, AERIAL WIRES, CONDUITS, MANHOLES, AND ELECTRIC TRANSFORMERS LOCATED THROUGHOUT THE SUBJECT PROPERTY.

- ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 0021069793 DATE OF RECORDING: SEPTEMBER 30, 2002.  
(AFFECTS PARCELS 11 THRU 18)

- EASEMENT FOR INGRESS AND EGRESS CREATED BY EASEMENT GRANT DATED AUGUST 31, 1977 AND RECORDED AS DOCUMENT NUMBER 24095772.  
(AFFECTS PARCELS 4 AND 5)

- 33 FOOT BUILDING LINE CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 198966. (AFFECTS LOTS 45 AND 46 OF PARCEL 13)

**Perm. Index Nos.:** 17-20-404-028-0000, 17-20-405-001 to 015, /018 to 025, /035, /039 to -041.

**Address of Real Estate:** S. Peoria Street between West 16<sup>th</sup> and West 18<sup>th</sup> Streets, Chicago, IL

**AFTER RECORDING MAIL TO:**

McCarthy & Toomey  
4433 W. Touhy Ave., Suite 262  
Lincolnwood, IL 60712

**SEND SUBSEQUENT TAX BILLS TO:**

Office of Treasurer  
Chicago Province of the Society of Jesus  
2050 N. Clark  
Chicago, IL 60614

# 6177897\_v3