



Doc#: 0921110017 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/30/2009 10:13 AM Pg: 1 of 4

② 8454337 M. Duncan

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Cathedral of Joy**, an Illinois Not-For-Profit Corporation ("**Grantor**"), CONVEYS AND WARRANTS to **Highland Park CVS, L.L.C.**, an Illinois limited liability company ("**Grantee**"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Cook County, in the State of Illinois legally described in Exhibit A attached hereto and incorporated herein by this reference (the "**Real Estate**").

Subject to:

- (i) real estate taxes due and payable after the date of Closing, and all assessments and sewer charges; and
- (ii) all highways and rights-of-way, and all easements, restrictions, covenants, licenses, agreements and other matters of record; and
- (iii) all boundary line disputes, encroachments, overlaps, and all other matters that would be disclosed by an accurate survey and inspection of the premises; and
- (iv) all zoning and land use laws, ordinances, rules and regulations.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered to execute and deliver this Special Warranty Deed on behalf of Grantor; that the undersigned has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done. Grantor as its sole warranty herein and subject to all matters to which this conveyance is hereinabove made subject does hereby specifically warrant and forever defend the title to the Real Estate to Grantee, its successors or assigns, against Grantor's own acts and deeds and those persons claiming by, through and under Grantor, and not otherwise.

[Signature on following page]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28 day of July, 2009.

Cathedral of Joy,
an Illinois Not-For-Profit Corporation

By: 

Samuel E. Hinkle, III, Pastor

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Samuel E. Hinkle, III, the Pastor of Cathedral of Joy, an Illinois Not-For-Profit Corporation, who acknowledged execution of the foregoing Special Warranty Deed this 28 day of July, 2009, for and on behalf of the said company.

My Commission Expires:
FEB. 21, 2013
My County of Residence:
COOK

Susan M. Marchewski
Notary Public
SUSAN M. MARCHEWSKI
Printed Name



Location of Transferred Property: Northwest corner of Flossmoor and Kedzie

Tax Parcel No.: 31-02-410-007 0000

Return Deed To: Charles B. Allott, Esq.
Hinckley, Allen & Snyder LLP
50 Kennedy Plaza, Suite 1500
Providence, RI 02903

Mail Tax
Statements To: Highland Park CVS, L.L.C.
c/o CVS Caremark Corporation
One Woonsocket Drive
Woonsocket, RI 02895
Attn: Property Administration (Store #0070)

This instrument prepared by Mary E. Solada, Attorney at Law, Bingham McHale LLP8900 Keystone Crossing, Suite 400, Indianapolis, IN 46240; Phone (317) 635-8900.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Mary E. Solada

Exempt under provisions of Paragraph 13, Section 4
Real Estate Transfer Act

1409839

7/28/09
Date

[Signature]
Buyer, Seller or Representative

UNOFFICIAL COPY

Exhibit A

Legal Description of Real Estate

LEGAL DESCRIPTION:

THE SOUTH 293.24 FEET OF THE EAST 348 FEET (EXCEPT THEREOF THE SOUTH 50 FEET TAKEN FOR FLOSSMOOR ROAD AND THE EAST 50 FEET TAKEN FOR KEDZIE AVENUE AND EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT 20 FEET NORTH OF THE NORTH LINE OF THE SOUTH 50 FEET AND 20 FEET WEST OF THE WEST LINE OF THE EAST 50 FEET) OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYORS DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 30 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 348.01 FEET TO A LINE DRAWN 348.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 51 MINUTES 46 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF FLOSSMOOR ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 51 MINUTES 46 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 243.24 FEET TO A LINE DRAWN 293.24 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 298.01 FEET TO THE WEST RIGHT OF WAY LINE OF KEDZIE AVENUE; THENCE SOUTH 00 DEGREES 51 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 223.24 FEET TO THE NORTHERLY POINT OF A 20 FOOT BY 20 FOOT DEDICATION OF FLOSSMOOR ROAD AND KEDZIE AVENUE PER DOCUMENT 24954882; THENCE SOUTH 44 DEGREES 19 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID DEDICATION, A DISTANCE OF 28.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID FLOSSMOOR ROAD; THENCE SOUTH 89 DEGREES 30 MINUTES 15 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 278.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.