



Doc#: 1103944018 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2011 10:49 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

MAIL TO:

Sally R. Wagenmaker
Mosher & Wagenmaker, LLC
33 N. LaSalle Street, Suite 3400
Chicago, IL 60625

NAME & ADDRESS OF TAXPAYER

WGC Properties, NFP
2117 S. St. Louis Avenue
Chicago, IL 60623

THE GRANTOR, INTERNATIONAL TEAMS, an Illinois not for profit corporation ("Grantor"), of the County of Kane, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN AND SELL to WGC PROPERTIES, NFP, an Illinois not for profit corporation ("Grantee"), having its principal office at 2115 S. St. Louis Avenue, Chicago, IL 60623, all right, title and interest of the Grantor in the following described real estate (the "Land") situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto,

together with all of Grantor's rights in and to any rights, benefits, privileges, easements, tenements, hereditaments, rights of way, and appurtenances thereon or appertaining to such Land; and all right, title and interest of the Grantor in and to all right, title and interest of the Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining any portion of the Land; and the buildings and other improvements located on the Land.

The premises conveyed herein are made subject to the rights and interests (i) indicated on that certain Affidavit of Title dated of even date herewith signed by Grantor (the "Affidavit"), (ii) shown by the public records, (iii) created by or in the Land, buildings or other improvements on the Land by Grantee or Grantee's employees, agents, affiliates, or representatives, or (iv) created by or in the Land, buildings or other improvements on the Land by any third party other than Grantee or Grantee's employees, agents, affiliates, or representatives without Grantor's actual knowledge. Grantor does hereby covenant and promise to, and agree with Grantee, that Grantor 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 otherwise provided herein and in the Affidavit, and that it will Warrant and Defend, subject to the terms hereof, the said premises herein conveyed, against all persons lawfully claiming the same by, through or under Grantor.

Permanent Index Numbers: 16-23-423-005
Property Address: 2117 S. St. Louis Avenue, Chicago, IL 60623

This is not homestead property.

COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH b SECTION 4, REAL ESTATE TRANSFER ACT.

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, CITY OF CHICAGO MUNICIPAL CODE 3-33-060, CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE

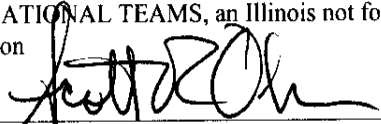
December 14, 2010
Date

[Signature]
Buyer, Seller, Representative

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his signature to be hereto affixed, this 14 day of December, 2010.

INTERNATIONAL TEAMS, an Illinois not for profit corporation

By: 
Scott Olson, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

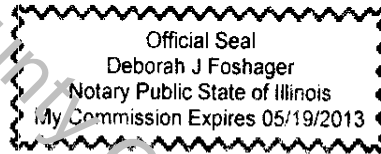
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Scott Olson, personally known to me to be the PRESIDENT of INTERNATIONAL TEAMS, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such PRESIDENT, he signed, sealed and delivered said instrument, pursuant to the authority given to the Board of Directors of said corporation, as his free and voluntary acts, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of December, 2010.


Notary Public

Name and Address of Preparer:

Christopher W. Cramer, Esq.
Erickson-Papanek-Peterson-Rose
1625 Shermer Road
Northbrook, IL 60062



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 41 IN BLOCK 2 IN TRAVER'S SUBDIVISION OF THE EAST 15.92 ACRES OF THE WEST 30.92 ACRES OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-23-423-005-0000

Property Address: 2117 S. St. Louis Avenue, Chicago, IL 60623

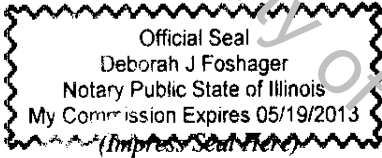
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

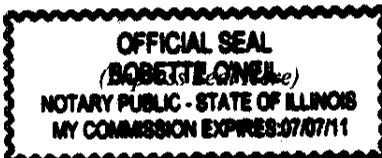
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: December 14, 2010 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on . December 14, 2010
 [Signature]
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.

Date: December 14, 2010 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .
 [Signature]
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 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 Act.]