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in Cook County, Illinois, described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all improvements thereto and all singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property"), **subject however to all standby fees, real estate taxes, and assessments on or against the Property for the current year and subsequent years and subsequent taxes and assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property, as well as zoning, building, and other laws, regulations, and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (all of the foregoing being collectively referred to as the "Permitted Exceptions").** Grantee, by its execution and acceptance of delivery of this Special Warranty Deed, assumes and agrees to perform any and all obligations of Grantor or the Institution under the Permitted Exceptions.

FURTHER, GRANTEE, BY ITS EXECUTION AND ACCEPTANCE OF DELIVERY OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND AGREES THAT (i) EXCEPT FOR THE SPECIAL (OR LIMITED) WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PART THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE CONVEYANCE HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS," AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PART THEREOF OR ANY IMPROVEMENTS THERETO; AND (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS SPECIAL WARRANTY DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE,

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EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Special Warranty Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Institution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all of its various other capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereon in any wise belonging to Grantor, unto Grantee, its legal representatives, successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT SPECIALLY AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, **subject**, however, to the Permitted Exceptions.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

All *ad valorem* taxes and assessments for the Property for the year in which this Special Warranty Deed is executed have been prorated by the parties hereto as of the date of this Special Warranty Deed. By its execution and acceptance of delivery of this Special Warranty Deed, Grantee hereby assumes the payment of all *ad valorem* taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for the current tax year or assessment period and for any tax year or assessment period subsequent to the date of this Special Warranty Deed, including, without limitation, taxes or assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

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IN WITNESS WHEREOF, this Special Warranty Deed is executed on this 21 day of November, 2011.

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for ShoreBank

By: [Signature]
Name: ~~Randall E. Newsome~~ FRANCISCO MENCHACA
Title: Attorney in Fact

GRANTEE:

B.U.I.L.D. Incorporated, an Illinois not-for-profit corporation

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS §

§

COUNTY OF COOK §

This instrument was acknowledged before me on the 21 day of November, 2011, by Randall E. Newsome, Attorney in Fact of the Federal Deposit Insurance Corporation, as Receiver for ShoreBank on behalf of said entity.

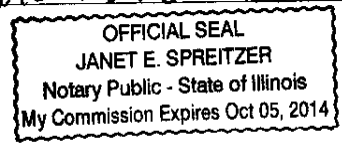
[Signature]
Notary Public, State of Illinois

STATE OF ILLINOIS §

§

COUNTY OF COOK §

This instrument was acknowledged before me on the 21 day of NOVEMBER 2011, by FRANCISCO MENCHACA, ATTORNEY IN FACT of FIDE AS RECEIVER FOR SHORE BANK on behalf of said entity.



[Signature]
Notary Public, State of ILLINOIS

Prepared By:
Colleen Morrison
Meridian Title Corporation
22 W. Washington, Suite 1500
Chicago, IL 60602

Name and Address of Taxpayer/Address of Property:
B.U.I.L.D. Incorporated, an Illinois not-for-profit corporation
1223 N. Milwaukee
Chicago, IL 60642

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IN WITNESS WHEREOF, this Special Warranty Deed is executed on this ____ day of November, 2011.

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for ShoreBank

By: _____
Name: Randall E. Newsome
Title: Attorney in Fact

GRANTEE:

B.U.I.L.D. Incorporated, an Illinois not-for-profit corporation

By: [Signature]
Name: JOHN NITSCHKE
Title: Director

ACKNOWLEDGMENTS

STATE OF ILLINOIS §

COUNTY OF COOK §

This instrument was acknowledged before me on the ____ day of November, 2011, by Randall E. Newsome, Attorney in Fact of the Federal Deposit Insurance Corporation, as Receiver for ShoreBank on behalf of said entity.

Notary Public, State of Illinois

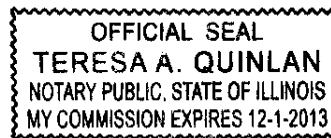
STATE OF ILLINOIS §

COUNTY OF COOK §

This instrument was acknowledged before me on the 29th day of NOVEMBER, 2011, by JOHN NITSCHKE, DIRECTOR AND POSITIVE BLASINGAME OF B.U.I.L.D. INCORPORATED, on behalf of said entity. BILFORD

[Signature]
Notary Public, State of ILLINOIS

Prepared By:
Colleen Morrison
Meridian Title Corporation
22 W. Washington, Suite 1500
Chicago, IL 60602



Name and Address of Taxpayer/Address of Property:
B.U.I.L.D. Incorporated, an Illinois not-for-profit corporation
1223 N. Milwaukee
Chicago, IL 60642

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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 title to real estate under the laws of the State of Illinois.

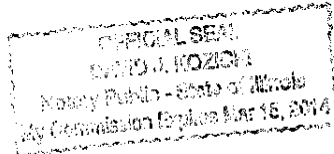
Dated: 12 / 1, 2011

Signature:

[Signature]
Grantor or agent

Subscribed and sworn to before me
this 1st day of August, 2011

Notary Public [Signature]



The grantee or its 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 title to real estate under the laws of the State of Illinois.

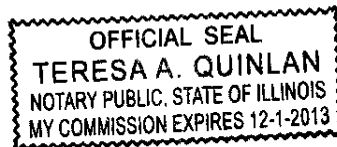
Dated: NOVEMBER 29, 2011

Signature:

[Signature]
Grantee or agent

Subscribed and sworn to before me
this 29th day of NOVEMBER 2011

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A 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, IL if exempt under provisions of Section 4 of Ill. Real Estate Transfer Tax Act.]
4836-5465-6268.1

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EXHIBIT "A"

(Legal Description)

That part of Lots 78 and 79 lying South of the South line of West Congress Parkway in School Trustees' Subdivision of the North part of Section 16, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-16-223-004-0000

Property Address: 5100 W. Harrison, Chicago, IL

Property of Cook County Clerk's Office

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EXHIBIT "B"

(Permitted Exceptions)


1. Taxes for the year 2011 and subsequent years are a lien not yet due and payable.
2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Lease made by Board of Education of the City of Chicago to Union Building Corporation, a corporation of Michigan dated July 10, 1957 and recorded February 3, 1987 as Document No. 87066422, demising the land for a term of years beginning August 1, 1957 and ending July 31, 2032, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by and party claiming by, through, or under said Lessee.
AND
Sublease made by Union Building Corporation to SHOREBANK CORPORATION dated December 23, 1986 and recorded February 3, 1987 as Document No. 87066423, demising the land for a term of years beginning January 1, 1987 and ending July 30, 2032, and all rights thereunder of, and all acts done or suffered thereunder by said Lessee or by any party claiming by, through, or under said Lessee.

Assignment of Lease dated February 15, 2001 by and between City of Chicago (Assignor) and SHOREBANK CORPORATION (Assignee) and recorded February 20, 2001 as Document No. 0010132577, assigning all of the right, title and interest of the Assignor in the Lease, and releasing all of the right, title and interest of the Assignor in the Lease, and releasing Union Building Corp. from all obligations under the Lease.
4. Easement in favor of the Illinois Bell Telephone Company, The Commonwealth Edison Company and Group W Cable, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded/filed as Document No. 89348612.
5. The following matters as shown on the plat of survey prepared by CEMCON, Ltd. dated May 5, 2011, Job No. 783.005:
Encroachment of the fence located mainly on our land over onto the land South and adjoining by about .2 feet to .8 feet and North and adjoining by about .5 feet to .6 feet;
Encroachment of the brick wall located mainly on the land over one the land South and adjoining by about .4 feet;
Unrecorded sanitary easement as disclosed by sanitary sewer.

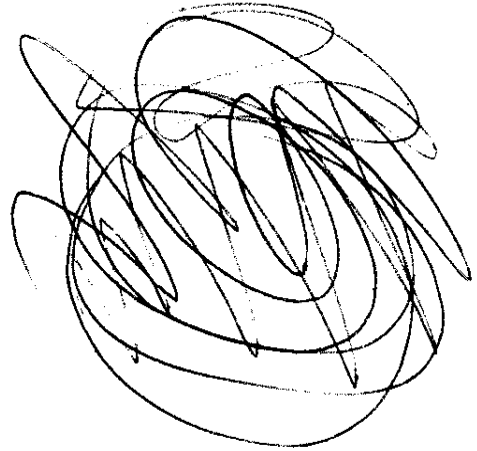
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Exempt under provisions of Paragraph "B"

Section 31 – 45, Real Estate Transfer Tax Act.



Colleen Morrison



Property of Cook County Clerk's Office