



1136141059

Doc#: 1136141059 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2011 10:58 AM Pg: 1 of 5

3

This document was prepared by  
and after recording return to:

William G. Skalitzky  
Applegate & Thorne-Thomsen, P.C.  
626 W. Jackson Boulevard, Suite 400  
Chicago, IL 60661

212042

SPECIAL WARRANTY DEED

**HISPANIC HOUSING DEVELOPMENT CORPORATION**, ("Grantor"), an Illinois not for profit corporation, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **NORTH & TALMAN III LIMITED PARTNERSHIP** ("Grantee"), an Illinois limited partnership, and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest of Grantor 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 Grantee, its heirs, successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following matters: (1) Covenants, conditions, and restrictions of record that do not prohibit or interfere with Grantee's intended operation of the premises as a multifamily affordable housing project for households of moderate-income and of low-income and very-low income in accordance with the federal low income housing tax credit requirements; (2) private, public and utility easements and roads and highways, if any, provided said easements

Box 430

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S  
P 5  
S 20  
SC Y  
INTC 7

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do not interfere with Grantee's intended use of the Property; (3) zoning and other municipal ordinances; (4) special governmental taxes or assessments for improvements not yet completed; (5) installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; and (6) general real estate taxes not yet due and payable.


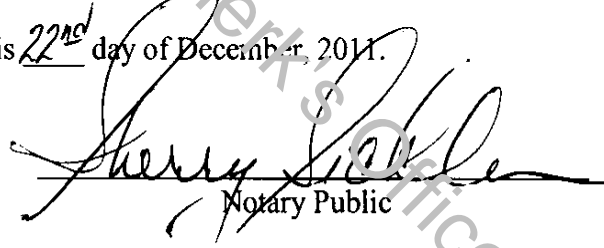
22<sup>nd</sup> In Witness Whereof, said Grantor has caused its name to be signed to these presents this day of December, 2011.

HISPANIC HOUSING DEVELOPMENT CORPORATION, an Illinois not for profit corporation

By:   
Hipolito Roldan, 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 Hipolito Roldan, personally known to me to be the President of Hispanic Housing Development Corporation, an Illinois not for profit corporation (the "Corporation"), 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 and delivered the said Special Warranty Deed, 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 22<sup>nd</sup> day of December, 2011.  
   
Notary Public

Exempt Pursuant to 35 ILCS sec. 200/31-45 Paragraph B

  
Date \_\_\_\_\_ Signature of Authorized Party

SEND SUBSEQUENT TAX BILLS TO:

North & Talman III Limited Partnership  
c/o North and Talman III Corporation  
325 N. Wells Street, Suite 800  
Chicago, Illinois 60654

chicago-#116505-v1


City of Chicago  
Dept. of Revenue  
617630



Real Estate  
Transfer  
Stamp  
\$9,045.75

Batch 3,955,101

12/23/2011 16:12  
dr00111

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  DEC. 27. 11  
**REVENUE STAMP**

# 0000008874	<b>REAL ESTATE TRANSFER TAX</b>
	0043075
	FP 103042

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL A:

LOTS 27 AND 28, (EXCEPT THE NORTH 8 FEET OF EACH OF SAID LOTS TAKEN OR USED FOR ALLEY) IN CHARLES PROEBSTING'S SUBDIVISION OF LOTS 4, 5, 6 AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 OF J. BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 1B:

THE SOUTH 21.00 FEET OF LOT 9 IN C. BOETTCHER'S SUBDIVISION OF LOTS 8 AND 10 AND THAT PART NORTH OF THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 1C:

THE SOUTH 18.50 FEET OF LOT 8 (EXCEPT THE EAST 104.00 FEET THEREOF) IN C. BOETTCHER'S SUBDIVISION OF LOTS 8 AND 10 AND THAT PART NORTH OF THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 9 AND 10 (EXCEPT THE SOUTH 21.00 FEET OF SAID LOT 9) IN C. BOETTCHER'S SUBDIVISION OF LOTS 8 AND 10 AND THAT PART NORTH OF THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 6 AND THE NORTH 3.27 FEET OF LOT 7 IN C. BOETTCHER'S SUBDIVISION OF LOTS 8 AND 10 AND THAT PART NORTH OF THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

LOT 7 (EXCEPT THE NORTH 3.27 FEET THEREOF) AND LOT 8 (EXCEPT THE SOUTH 18.50 FEET THEREOF) IN C. BOETTCHER'S SUBDIVISION OF LOTS 8 AND 10 AND THAT PART NORTH OF THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

13-36-427-014-0000  
13-36-427-030-0000  
13-26-427-031-0000  
13-36-427-032-0000  
13-36-427-040-0000 (part of)

Commonly known as: 2656 W. North Avenue, 1617-19 N. Washtenaw Avenue and  
1618-20 N. Talman Avenue, Chicago, Illinois.

Property of Cook County Clerk's Office

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## 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.

Signature:

Dated: December 22, 2011

**Hispanic Housing Development Corporation**  
an Illinois not for profit corporation

Subscribed and sworn to before me by the said Mark Kruse this 22<sup>nd</sup> day of December, 2011.

By: *Mark Kruse*  
Mark Kruse, Attorney-in-Fact for  
Hipolito Roldan, President

*Sherry Sickles*  
(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.

Signature:

Dated: December 22, 2011

**North & Tallman III Limited Partnership,**  
an Illinois limited partnership

By: North and Talman III Corporation,  
an Illinois corporation  
Its: General Partner

Subscribed and sworn to before me by the said Mark Kruse this 22<sup>nd</sup> day of December, 2011.

By: *Mark Kruse*  
Mark Kruse, Attorney-in-Fact for  
Hipolito Roldan, President

*Sherry Sickles*  
(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.]