

UNOFFICIAL COPY



Doc#: 1136131071 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2011 02:49 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THE GRANTOR, **Banco Popular North America**, for and in consideration of NINETY NINE and No/100 (\$99.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANTS, CONVEYS and SELLS to **AFFORDABLE HOUSING CONSORTIUM, INCORPORATED NFP, an Illinois not-for-profit corporation** of 4545 South Ellis Avenue, Chicago, IL 60653, ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

Legal Description: See Exhibit "A" attached hereto and made part hereof

Permanent Real Estate Index Number: 20-20-105-022-0000

Property Address: 1324 W. 64th Street / 6351 S. Ada Street, Chicago, IL 60636

This Special Warranty Deed is made subject to the following if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and his successor and assigns forever; and Grantor, for himself, and his successors, does covenant, promise and agree, to and with Grantee, and his successors and assigns, that he has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that he will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to those matters set forth.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 21st day of DECEMBER, 2011.

BANCO POPULAR NORTH AMERICA

By: [Signature]

Name: DAN KINEALY

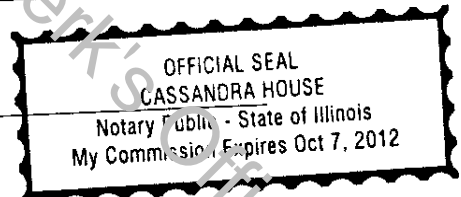
Its: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Daniel Kinealy personally known to me to be the VP of Banco Popular North America, 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 VP he/she signed and delivered the said instrument, pursuant to authority given to him/her by Banco Popular North America, as his/her free and voluntary act, and as the free and voluntary act and deed of said Banco Popular North America, for the uses and purposes therein set forth.
Given under my hand and official seal this 21 day of December, 2011.

Cassandra House
NOTARY PUBLIC

My commission expires:



Prepared by:

After recording mail to and send subsequent tax bills to:

Affordable Housing Consortium, Incorporated NFP Chuhak & Tecson, P.C.
4545 South Ellis Avenue Valerie J. Freireich
Chicago, IL 60653 30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Exempt under provision of Paragraph E, Section 31-45 if the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Valerie J. Freireich, Counsel for Grantor

Date: December 22, 2011.

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOT 30 IN EDMUND A. CUMMINGS'S SUBDIVISION OF LOTS 45 TO 70, LOTS 79 TO 104, LOTS 113 TO 138, LOTS 147 TO 164 AND THE SOUTH 10 FEET OF LOTS 44, 71, 78, 105, 112, 139 AND 146, ALL IN 63RD STREET CENTRE AVENUE SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

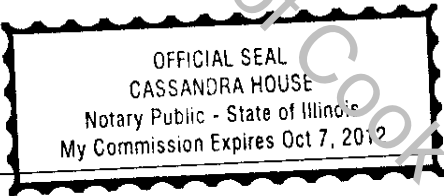
Date: 12/21/2011

Banco Popular North America

By: [Signature]

Its: VP

SUBSCRIBED and SWORN to before me this 21 day of December, 2011.
Cassandra House



NOTARY PUBLIC
My commission expires: _____

The grantee or his/her agent affirms that, to the best of his/her 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.

Date: _____

AFFORDABLE HOUSING CONSORTIUM,
INCORPORATED NFP

By: _____

Its: _____

SUBSCRIBED and SWORN to before me this _____ day of _____, 2011.

NOTARY PUBLIC
My commission expires: _____

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 5 of the Illinois Real Estate Transfer Act.]

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

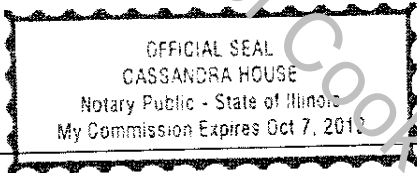
Date: 12/21/2011

Banco Popular North America

By: [Signature]

Its: [Signature]

SUBSCRIBED and SWORN to before me this 21 day of December, 2011.
Cassandra House



NOTARY PUBLIC
My commission expires: _____

The grantee or his/her agent affirms that, to the best of his/her 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.

Date: 12/23/11

AFFORDABLE HOUSING CONSORTIUM,
INCORPORATED NFP

By: [Signature]

Its: President

SUBSCRIBED and SWORN to before me this 23rd day of December, 2011.



NOTARY PUBLIC
My commission expires: 10/08/12

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 5 of the Illinois Real Estate Transfer Act.]