

# UNOFFICIAL COPY

(call)



Doc#: 1236226109 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2012 11:14 AM Pg: 1 of 5

Prepared by:  
David A. Saunders, Esq.  
Krasnow Saunders Cornblath  
Kaplan & Beninati, LLP  
500 N. Dearborn Street - 2nd Floor  
Chicago, IL 60654

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11 day of December, 2012, between OGDEN BUILDING COMPANY, LLC, an Illinois limited liability company, party of the first part, and LAWDALE CHRISTIAN HEALTH CENTER, an Illinois not-for-profit corporation, party of the second part, whose address is 3860 S. Ogden Avenue, Chicago, Illinois 60623.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to-wit:

### **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Real Estate Index Numbers: 16-23-318-051-0000; 16-23-318-052-0000;  
16-23-318-053-0000; 16-23-318-054-0000  
and 16-23-318-056-0000

Address of Property: 3902-24 West Ogden Avenue, Chicago, IL 60623

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 the party of the first part, either in law or equity, 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 party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs 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 that the party of the first party

S  
P  
S  
SC  
INT

Box 400-CTCC

8894043 KARSA

# UNOFFICIAL COPY

WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, by, through, or under said party of the first part, but subject to: See Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, said party of the first part has hereto affixed its name the day and year first above written.

OGDEN BUILDING COMPANY, LLC,  
an Illinois limited liability company

REAL ESTATE TRANSFER 12/14/2012



CHICAGO:	\$0.00
CTA:	\$2,910.00
TOTAL:	\$2,910.00

16-23-318-051-0000 | 20121201602240 | AXN9JQ

By:

*Michael Woldorf*  
Michael Woldorf  
Authorized Signatory

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK        )

\_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Woldorf, personally known to me to be the Authorized Signatory for OGDEN BUILDING COMPANY, LLC, an Illinois limited liability company, 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 severally acknowledged that as Authorized Signatory signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11 day of December, 2012.

*George Lappas*  
Notary Public

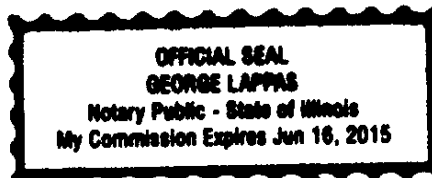
Commission Expires: 6/16/2015

REAL ESTATE TRANSFER 12/14/2012



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

16-23-318-051-0000 | 20121201602240 | 85FH36

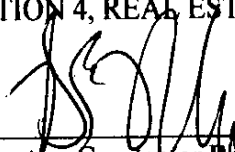


# UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4, REAL ESTATE  
TRANSFER TAX ACT

Dated: December 18, 2012

By:

  
\_\_\_\_\_  
Grantor, Grantee or Representative

Mail To:  
Lawndale Christian Health Center  
3860 West Ogden Avenue  
Chicago, IL 60623  
ATTN: Mr. Bruce Miller

Send Subsequent Tax Bills To:  
Lawndale Christian Health Center  
3860 West Ogden Avenue  
Chicago, IL 60623  
ATTN: Mr. Bruce Miller

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

LOTS 2 AND 3 IN FELEKY'S RESUBDIVISION OF LOTS 23 TO 31 BOTH INCLUSIVE IN NETTIE KEENER KEITH'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WEST PLANK ROAD OF THE SOUTH WEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS "A" AND "B" IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN SAID PARTITION (EXCEPT THE ELEVATED RAILROAD RIGHT OF WAY), ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

LOT 1 IN RESUBDIVISION OF LOTS 23 TO 31 BOTH INCLUSIVE IN NETTIE KEENER KEITH'S SUBDIVISION OF LOT 4 IN PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WEST PLANK ROAD OF THE SOUTH WEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOTS "A" AND "B" IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN SAID PARTITION (EXCEPT THE ELEVATED RAILROAD RIGHT OF WAY) ALL IN COOK COUNTY, ILLINOIS

### PARCEL 3:

LOT 21 (EXCEPT THAT PART LYING NORTH OF A LINE PARALLEL WITH THE MOST NORTHERLY LINE OF LOT 21 AND RUNNING WEST ACROSS SAID LOT FROM A POINT BY THE EAST LINE OF SAID LOT 21, 35 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 21) AND ALL OF LOT 22 IN NETTIE KEENER KEITH'S SUBDIVISION OF LOT 4 IN PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WEST PLANK ROAD OF THE SOUTH WEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS "A" AND "B" IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN SAID PARTITION (EXCEPT THE ELEVATED RAILROAD RIGHT OF WAY), ALL IN COOK COUNTY, ILLINOIS

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

- (a) General real estate taxes, and any similar taxes or charges imposed with respect to the real estate which are not then due and owing; and
- (b) Public utility easements and rights of way;
- (c) Real Estate Lease No. 2363 dated June 11, 2009 by and between Ogden Building Company, LLC, as Lessor and State of Illinois, The Department of Central Management Services, as Lessee; and
- (d) Matters of survey

County of Cook County Clerk's Office