



13119190620

Doc#: 1311919062 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2013 02:17 PM Pg: 1 of 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

1084
4000
2/14

SPECIAL WARRANTY DEED

HEARTLAND HOUSING, INC. ("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 **HALSTED 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 an affordable housing project for households of moderate-income, and of low-income and very-low

REAL ESTATE TRANSFER 04/29/2013
COOK \$1,485.00
ILLINOIS: \$0.00
TOTAL: \$1,485.00
14-20-230-008-0000 | 20130401602272 | 49L19M

REAL ESTATE TRANSFER 04/29/2013
CHICAGO: \$22,275.00
CTA: \$8,910.00
TOTAL: \$31,185.00
14-20-230-008-0000 | 20130401602272 | 4K55SW

UNOFFICIAL COPY

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 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 26 day of April, 2013.

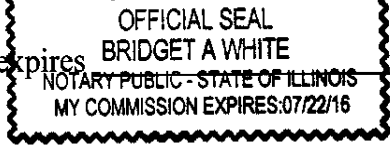
HEARTLAND HOUSING, INC.,
an Illinois not for profit corporation

By: Michael Goldberg
Michael Goldberg
Executive Director

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 Michael Goldberg, personally known to me to be the Executive Director of Heartland Housing, Inc., 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 Executive Director, 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 26th day of April, 2013

Commission expires 

Bridget A. White
Notary Public

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

SEND SUBSEQUENT TAX BILLS TO:

Halsted Limited Partnership
c/o Heartland Housing, Inc.
208 S. LaSalle Street, Suite 1818
Chicago, Illinois 60604

4/26/13 Michael Goldberg
Date Signature of Authorized Party

UNOFFICIAL COPY

EXHIBIT A Legal Description

PARCEL 1:

THE NORTH 140.0 FEET OF THE SOUTHEAST ¼ OF BLOCK 16 LYING EAST OF THE WEST 177.37 FEET THEREOF (EXCEPT THE NORTH 52.64 FEET THEREOF) IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 20, IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 150.0 FEET (EXCEPT THE NORTH 140.0 FEET THEREOF) OF THAT PART OF THE SOUTHEAST ¼ OF BLOCK 16 LYING EAST OF THE WEST 177.37 FEET OF SAID SOUTHEAST ¼ OF BLOCK 16, ALL LYING WEST OF THE WEST LINE OF HALSTED STREET, IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 20, IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: Parcel 1: 14-20-230-008 (affects this and other property)

Parcel 2: 14-20-230-010 (affects this and other property)

Commonly known as 3600-16 N. Halsted Street, Chicago, Illinois.