

# UNOFFICIAL COPY

PREPARED BY:

**RICHARD C. BAKER**  
One North LaSalle Street  
Suite 600  
Chicago, Illinois 60602  
312/723-1243



1312013029

Doc#: 1312013029 Fee: \$52.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/30/2013 11:10 AM Pg: 1 of 8

RETURN TO:

**Gregory E. Fix**  
c/o The Harlem Irving  
Companies, Inc.  
4104 N. Harlem Ave.  
Norridge, Illinois 60706

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

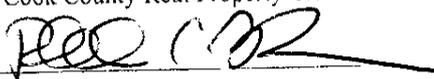
**THIS SPECIAL WARRANTY DEED** (this "Deed"), dated as of this 21<sup>st</sup> day of September, 2012, and effective as of the 27<sup>th</sup> day of March, 2013 is given by **OPEN ARMS UNITED WORSHIP CENTER, F/K/A FAITH TABERNACLE OF CHICAGO, INC.**, a religious corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and having an office at 847 West Grace Street Chicago, Illinois 60613-3910 ("**Grantor**") to **HALSTED GRACE VENTURES LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: 4104 N. Harlem Ave. Norridge, Illinois, 60706 ("**Grantee**").

**WITNESSETH**, that Grantor for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Board of Directors of said religious corporation, does hereby remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on **Exhibit "A"** attached hereto (the "**Property**"), subject only to those items, matters and things described on **Exhibit "B"** attached hereto.

**TO HAVE AND TO HOLD THE SAME**, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the

This Deed represents a transaction exempt under the provisions of §E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law and of Paragraph E, Section 4 of the Cook County Real Property Transfer Tax Ordinance.

Date: 3-27-2013

Signed:   
Grantor or Attorney

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Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit "B" attached hereto.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

OPEN ARMS UNITED WORSHIP CENTER, F/K/A FAITH  
TABERNACLE OF CHICAGO, INC.

By: *Kimberly Hill*  
Kimberly Hill, President

Attest: *Geanell Thomas*  
Geanell Thomas, Secretary

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 **Kimberly Hill, President**, and **Geanell Thomas, Secretary** of **OPEN ARMS UNITED WORSHIP CENTER, F/K/A FAITH TABERNACLE OF CHICAGO, INC.**, a religious corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

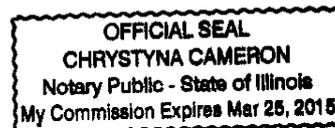
Given under my hand and official seal, this 21<sup>st</sup> day of **September, 2012**.

Commission expires: \_\_\_\_\_

*Chrystyna Cameron*  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Halsted Grace Ventures LLC  
c/o The Harlem Irving Companies, Inc.  
4104 N. Harlem Ave.  
Norridge, Illinois 60706



City of Chicago  
Dept. of Finance  
**642609**



Real Estate  
Transfer  
Stamp

**\$0.00**

4/29/2013 15:28

dr00347

Batch 6,272,981

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## EXHIBIT "A"

### Legal Description of the Property

PARCEL 1B: (PART OF P.I.N. 14-20-222-016-0000)

"AIR RIGHTS PARCEL"

(PARCEL 1 ABOVE ELEVATION 640.3 FEET NAVD88)

(TO CONVERT TO CHICAGO CITY DATUM SUBTRACT 579.20 FEET FROM NAVD88)  
 THE PROPERTY AND SPACE LYING WITHIN THE VERTICAL PROJECTIONS OF THE BOUNDARIES AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 640.3 FEET NAVD88, SAID ELEVATION ALSO BEING 45 FEET ABOVE THE FINISHED FLOOR OF THE BUILDING, OF THAT PART OF LOT "A" IN BISMARK GARDENS CONSOLIDATION OF LOTS 1 TO 6 INCLUSIVE IN BRADLEY AND OTHERS SUBDIVISION OF THE NORTH 174 ½ FEET OF BLOCK 9 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 TO 8 INCLUSIVE AND LOT "A" AND A STRIP OF LAND 15 FEET WIDE LYING WEST OF AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE AND EAST OF AND ADJOINING LOT 7 IN BURLEYS SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 16 ½ FEET) AND LOT 3 (EXCEPT THE SOUTH 30 FEET) IN BRADLEY, COOKSON AND BRADLEY'S SUBDIVISION OF BLOCK 9 AFORESAID WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT "A" WHICH IS 129.33 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT "A" (AND WHICH POINT IS ALSO 192.14 FEET EAST RECORD, 191.94' MEASURED, OF THE NORTHWEST CORNER OF SAID LOT "A") AND RUNNING THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 192.14 FEET RECORD, 191.94' MEASURED, TO THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 174.68 FEET RECORD, 174.50 FEET MEASURED, TO THE CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 47.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 58.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 21.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 94.00 FEET; THENCE SOUTH 65 DEGREES 21 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 9.81 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 66 DEGREES 26 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 27.00 FEET TO A

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POINT IN A LINE 97.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT "A"; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 0.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 3.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 8.05 FEET; THENCE NORTH 00 DEGREE 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 26.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 43.79 FEET RECORD, 43.18 FEET MEASURE; THENCE NORTH 00 DEGREE 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 46.12 FEET RECORD, 46.05 FEET MEASURE, TO THE NORTH LINE OF SAID LOT "A" AND THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS

STREET ADDRESS: 847 W. GRACE ST., CHICAGO, IL 60613-3910

PIN: PARCEL 2: (PART OF P.I.N. 14-20-222-016-0000)

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## EXHIBIT "B"

### Permitted Exceptions

1. General Real Estate Taxes for the years 2013 and subsequent years from the date of conveyance only, if any, for the property and space lying within the vertical projections of the boundaries and space lying above a horizontal plane having an elevation of 640.3 feet NAVD88, said elevation also being 45 feet above the finished floor of the building on the Property.
2. Special Service Area Number 18 (Years 2009-2023).
3. City of Chicago Zoning Ordinance Planned Development 1194.
4. Party wall agreement contained in the Party Wall and Easement Agreement dated March 3, 1950 and recorded March 8, 1950 as Document 14749323.
5. Easement Agreement For Chimney Encroachment dated September 21, 2012 and recorded September 24, 2012 as Document No. 1226831057.

Office of Cook County Clerk's Office

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# stewart



Stewart Title Guaranty Co.  
NTS – Chicago Division  
10 S. Riverside Plaza, Suite 1450  
Chicago, IL 60606  
Phone: 800-261-9800  
Fax: 312-849-4410

## PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

Kim Hill, being duly sworn on oath, states that affiant resides at 628 W. Grace St., Unit 1W, Chicago, Illinois, 60613.

And further states that: (please check the appropriate box)

- A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 21<sup>st</sup> day of September, 2012.

G E Fix  
Signature of Notary Public



Kim Hill  
Signature of Affiant

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**stewart**



Stewart Title Guaranty Co.  
NTS – Chicago Division  
10 S. Riverside Plaza, Suite 1450  
Chicago, IL 60606  
Phone: 800-261-9800  
Fax: 312-849-4410

Parcel 1b: Air Rights: 14-20-222-016-0000

Property of Cook County Clerk's Office

A large, thick, black scribble consisting of several overlapping, diagonal strokes obscures the text "Property of Cook County Clerk's Office".

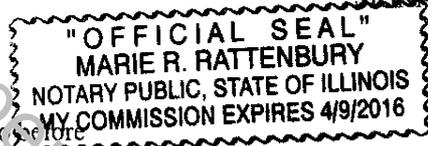
# STATEMENT BY GRANTEE AND GRANTEE

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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 4-30-13

SIGNATURE

Grantor or Agent



Subscribed and sworn to before me by the said [Signature] this 30 (th) day of April, 2013.

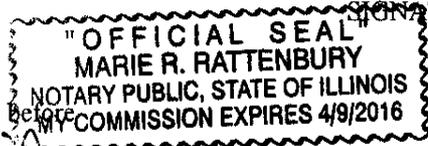
Notary Public [Signature]

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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.

Dated: 4-30-13

SIGNATURE

Grantee or Agent



Subscribed and sworn to before me by the said [Signature] this 30 (th) day of April, 2013.

Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.