

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED  
(Illinois)**



**Doc#: 1335222071 Fee: \$46.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2013 12:59 PM Pg: 1 of 5

**THIS INDENTURE**, made as of this 10th day of December, 2013, by ~~THE~~ **LESTER AND ROSALIE ANIXTER CENTER**, an Illinois not-for-profit corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of Grantor, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto **CLARK STREET APARTMENTS**, an Illinois not-for-profit corporation ("Grantee"), having an address c/o The Lester and Rosalie Anixter Center, 2001 N. Clybourn Ave., 3rd Floor, Chicago, Illinois 60614, FOREVER, all the following described real estate ("Property"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

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 the Grantor, either in law or equity, of, in and to the above described premises, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and its respective successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its respective 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 that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

SEE EXHIBIT B ATTACHED HERETO AND MADE PART HEREOF

THIS TRANSACTION EXEMPT UNDER PARAGRAPH b, 35 ILCS 200/31-15

Dated: December 10, 2013

Grantor or Agent

**Box 400-CTCC**

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*(Signature Page to Special Warranty Deed)*

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the day first written above.

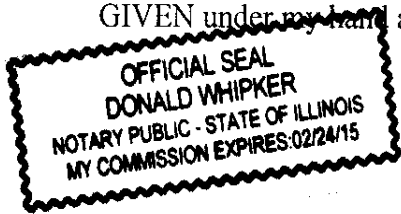
~~THE~~ LESTER AND ROSALIE ANIXTER CENTER, an Illinois not-for-profit corporation, f/k/a Chicago Services for Work and Rehabilitation

By: *Kevin Limbeck*  
Name: Kevin Limbeck  
Title: President and Chief Executive Officer

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, *Donald Whipker*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Limbeck, personally known to me to be the President and CEO of ~~THE~~ LESTER AND ROSALIE ANIXTER CENTER, 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 and CEO, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this *16<sup>th</sup>* day of *December*, 2013.



*Donald Whipker*  
Notary Public

My commission expires: *02/24/15*

PREPARED BY AND  
AFTER RECORDING MAIL TO:

Mauricio M. Rodriguez, Esq.  
Vedder Price P.C.  
222 N. LaSalle Street, Suite 2500  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Clark Street Apartments  
c/o The Lester and Rosalie Anixter Center  
2001 N. Clybourn, 3rd Floor  
Chicago, IL 60614

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 3, 4, 5, 6, 7, 8 AND 9 IN WILLIAM L. WALLENS ADDITION TO ROGERS PARK BEING A SUBDIVISION OF LOTS 2 AND 3 (EXCEPT THE WEST 17 FEET) THEREOF CONVEYED TO THE CHICAGO NORTH WESTERN RAILROAD COMPANY IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 6610 North Clark Street, Chicago, Illinois 60626

PIN: 11-31-412-040-0000

**REAL ESTATE TRANSFER** 12/10/2013



<b>CHICAGO:</b>	\$0.00
<b>CTA:</b>	\$0.00
<b>TOTAL:</b>	\$0.00

11-31-412-040-0000 | 20130801607484 | WBR9GR

**REAL ESTATE TRANSFER** 12/10/2013



<b>COOK</b>	\$0.00
<b>ILLINOIS:</b>	\$0.00
<b>TOTAL:</b>	\$0.00

11-31-412-040-0000 | 20130801607484 | RF80N9

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TERMS, PROVISIONS AND CONDITIONS OF THE REGULATORY AGREEMENT MADE BY AND BETWEEN THE CENTER FOR THE REHABILITATION AND TRAINING OF THE DISABLED AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS FILED AS DOCUMENT T3341449 AND RECORDED AS DOCUMENT 26864851.
2. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
3. ACTS DONE OR SUFFERED BY GRANTEE.

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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated: December 10, 2013

Signature: \_\_\_\_\_

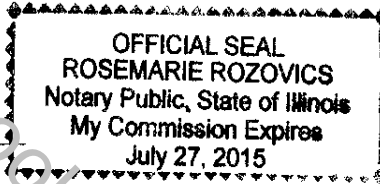
Grantor or Agent

Subscribed and sworn to before  
me by the said Grantor or Agent

Dated: December 10, 2013

*Rosemarie Rozovics* \_\_\_\_\_

Notary Public



The grantee or his/her 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 a 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.

Dated: December 10, 2013

Signature: \_\_\_\_\_

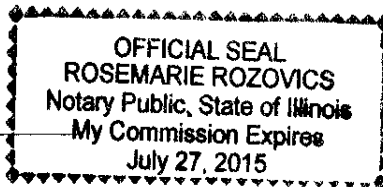
Grantee or Agent

Subscribed and sworn to before  
me by the said Grantee or Agent

Dated: December 10, 2013

*Rosemarie Rozovics* \_\_\_\_\_

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.