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SPECIAL
WARRANTY DEED
(Illinois)

Doc#: 1335222073 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 01:01 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 **CHASE 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

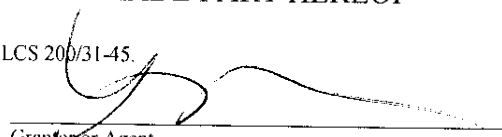
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversion, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either 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 200/31-45.

Dated: December 10, 2013


Grantor or Agent

Box 400-CTCC

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3677534

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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.

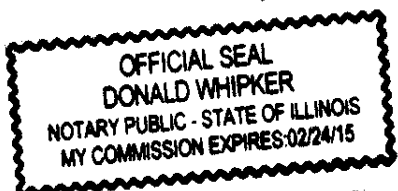
THE LESTER AND ROSALIE ANIXTER CENTER, an Illinois not-for-profit corporation, f/k/a Chicago Services for Work and Rehabilitation

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 10th 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 FILLS TO:

Chase 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

LOT 2 AND 3 IN THE SUBDIVISION OF LOT 9 AND THE WEST 1/2 OF LOT 10 OF BLOCK 17 OF BIRCHWOOD BEACH, A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1401 West Chase Street, Chicago, Illinois 60626

PIN: 11-29-320-007 and 008

REAL ESTATE TRANSFER 12/10/2013



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

11-29-320-007-0000 | 20130801607471 | FP9S6T

REAL ESTATE TRANSFER 12/10/2013



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

11-29-320-007-0000 | 20130801607471 | TEJ87A

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EXHIBIT B

PERMITTED EXCEPTIONS

1. COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE TO EDWARD L. COX DATED JULY 17, 1907 AND RECORDED NOVEMBER 23, 1907 AS DOCUMENT 4129750 CONVEYING LOT 9 RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

2. BUILDING LINE 30 FEET BACK FROM STREET LINE AS SHOWN ON THE PLAT OF BIRCHWOOD BEACH SUBDIVISION RECORDED AUGUST 27, 1890 IN BOOK 42 OF PLATS, PAGE 39.

3. BUILDING LINE 20 FEET FROM STREET LINE AS ESTABLISHED BY AN AGREEMENT MADE BY WILLIAM E. KILLIAN AND OTHERS RECORDED FEBRUARY 18, 1929 AS DOCUMENT 10286797.

4. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

5. 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: _____

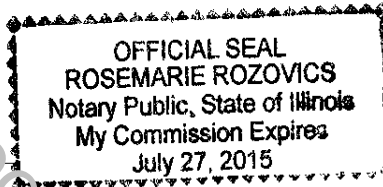
Grantor or Agent

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: _____

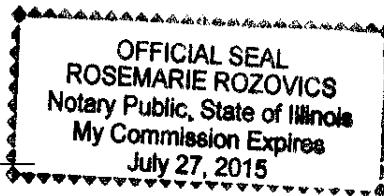
Grantee or Agent

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.