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Special Warranty Deed



Doc#: 1401629083 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2014 02:42 PM Pg: 1 of 4

THE GRANTOR, UNITED CENTRAL BANK, a Texas state bank, of 955 West 175th Street, Homewood, Illinois 60430, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does **GRANT, BARGAIN SELL AND CONVEY** unto the Grantee, **CHEDER LUBAVITCH HEBREW DAY SCHOOL, INC.**, an Illinois not-for-profit corporation, that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of 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, with the hereditaments and appurtenances,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its successors and assigns, that Grantor 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 Grantor **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B hereto

[signatures appear on the following page]

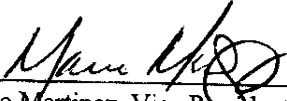
First American Title Order # **NCS-638802**

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 12th day of December, 2013.


United Central Bank, a Texas state bank

By: 
 Mario Martinez, Vice President of the ORE Special Assets Group of United Central Bank

STATE OF ~~ILLINOIS~~ ^{TEXAS})
 COUNTY OF ~~COOK~~ ^{DUWAS}) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Mario Martinez, Vice President of the ORE Special Assets Group of United Central Bank, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

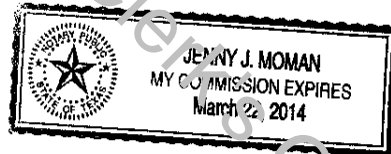
Given under my hand and official seal this 12th day of December, 2013.




 Notary Public
 Commission expires: March 22, 2014


This Instrument Prepared by:
 Elizabeth O'Brien
 Stahl Cowen Crowley Addis LLC
 55 W. Monroe, Ste. 1200
 Chicago, IL 60603

Send Subsequent Tax Bills to:
 Cheder Lubavitch Hebrew Day School, Inc.
6345 N. McCormick
Chicago, IL 60659

After recording, mail to:
 Lawrence Benjamin, Esq.
 Neal, Gerber & Eisenberg, LLP
 Two North LaSalle Street, Suite 1700
 Chicago, Illinois 60602



REAL ESTATE TRANSFER		01/13/2014
	COCK	\$56.00
	ILLINOIS:	\$112.00
TOTAL:		\$168.00
13-02-220-052-0000 20131201603812 6BZDJT		

REAL ESTATE TRANSFER		01/13/2014
	CHICAGO:	\$840.00
	CTA:	\$336.00
TOTAL:		\$1,176.00
13-02-220-052-0000 20131201603812 LQ3FHQ		

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING ON THE EASTERLY LINE 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93 DEGREES 23 MINUTES 24 SECONDS FROM SAID CORNER WESTERLY 63.28 FEET; THENCE 224 DEGREES 24 MINUTES 38 SECONDS NORTHWESTERLY FROM THE LAST DESCRIBED COURSE 79.91 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 09 DEGREES 11 MINUTES 39 SECOND EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 8.355 METERS (27.51 FEET); THENCE SOUTHWESTERLY 7.502 METERS (24.61 FEET) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 171.796 METERS (563.63 FEET), THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 47 MINUTES 09 SECONDS WEST, 7.501 METERS (24.61 FEET); THENCE SOUTH 68 DEGREES 02 MINUTES 13 SECONDS WEST 5.726 METERS (18.79 FEET) TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 18.661 METERS (61.22 FEET) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 167.796 METERS (550.51 FEET), THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES, 14 MINUTES 02 SECONDS EAST 18.651 METERS (61.19 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 13-02-220-052-0000

FOR INFORMATIONAL PURPOSES, THIS PROPERTY IS COMMONLY KNOWN AS: 6345-47 N. MCCORMICK, CHICAGO, ILLINOIS 60659

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for 2013 and subsequent years.
2. Acts done or suffered through Grantee.

Property of Cook County Clerk's Office

