

# UNOFFICIAL COPY



Prepared by:

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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2014 01:53 PM Pg: 1 of 6

After Recording Return to:

Todd A. Bickel  
Robbins, Salmon & Patt, Ltd.  
180 North LaSalle St., Suite 3300  
Chicago, IL 60601

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15<sup>th</sup> day of September, 2014, between WEST COOK YOUNG MEN'S CHRISTIAN ASSOCIATION'S INCORPORATED, an Illinois not-for-profit corporation, with the business address of 255 South Marion Street, Oak Park, Illinois 60302, as "Grantor", and JCSD LLC, an Illinois limited liability company, with a business address of 400 Ashland Avenue, River Forest, Illinois 60305, as "Grantee".

WITNESSETH, that the Grantor, for and in the consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Cook, State of Illinois, described as follows:

See Exhibit A attached hereto and made a part hereof

also known by street and number as 1029 Randolph Street, Oak Park, Illinois 60302.

TOGETHER with all and singular 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 and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

This conveyance, however, is made and accepted subject to the permitted exceptions provided on Exhibit B attached hereto and made a part hereof.

Box 400-CTCC

8963431 / SF 3  
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TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by through or under the Grantor, but not otherwise, subject only to those permitted exceptions aforesaid.

[Execution page follows]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

WEST COOK YOUNG MEN'S CHRISTIAN ASSOCIATION'S INCORPORATED, an Illinois not-for-profit corporation

By: [Signature]  
Name: Phillip Jimenez  
Its: President & CEO

**EXEMPT UNDER PROVISIONS OF PARAGRAPH B-3 OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW, AND PARAGRAPH 2 OF SECTION 74-106 OF THE COOK COUNTY REAL PROPERTY TAX ORDINANCE.**

Date: 9-15-2014 [Signature]  
Grantor or Agent

STATE OF ILLINOIS  
COUNTY OF COOK

I, Donna L. LaSage, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Philip Jimenez, as President and CEO of WEST COOK YOUNG MEN'S CHRISTIAN ASSOCIATION'S INCORPORATED, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President & CEO, and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

My Commission Expires:

05/04/2016

[Signature]  
NOTARY PUBLIC

Send subsequent tax bills to:

JCS D LLC  
400 ASHLAND AVENUE  
RIVER FOREST, ILLINOIS 60305



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## Exhibit A to Special Warranty Deed

### Legal Description

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET THEREOF), IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN'S: 16-07-316-015-0000; 16-07-316-016-0000; 16-07-316-017-0000; 16-07-316-018-0000; 16-07-316-019-0000 (NOTE AFFECTS PART OF LAND AND OTHER PROPERTY)

PROPERTY ADDRESS: 1029 RANDOLPH STREET, OAK PARK, ILLINOIS 60302

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. General real estate taxes for the year 2014 and subsequent years, a lien not yet due or payable.
2. Right, if any, of public and quasi-public utilities to maintain and repair utility poles, overhead wires, manholes and catch basins, together with the right of access thereto as disclosed by plat of survey number 13-2069 prepared by Streamline Survey, Inc., dated November 27, 2013.
3. Encroachment of the parking spaces located mainly on the land onto the property northeast, southeast and southwest and adjoining by undisclosed amounts, as shown on plat of survey number 13-2069 prepared by Streamline Survey, Inc., dated November 27, 2013.
4. Any matters created by, through or under the Grantee and its agents.



# 0000003296	<b>REAL ESTATE TRANSFER TAX</b>
	06400.00
	FP 10 2801

<b>REAL ESTATE TRANSFER TAX</b>		17-Sep-2014
	<b>COUNTY:</b>	400.00
	<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>		400.00
16-07-316-015-0000   20140901629871   1-859-773-568		

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## STATEMENT BY GRANTOR 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 and hold title to real estate under the laws of the State of Illinois.

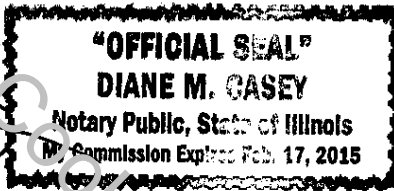
Dated Sept 16, 2014

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 16th day of September  
2014.

[Handwritten Signature]  
Notary Public



The grantee or his 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 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.

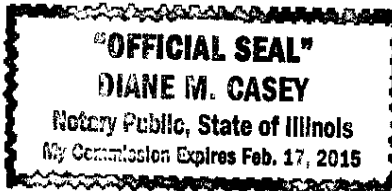
Dated Sept 16, 2014

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 16th day of September  
2014.

[Handwritten Signature]  
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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]