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**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

Steven L. DeGraff
Much Shelist
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Heartland International Health Center
3048 North Wilton Avenue
Chicago, Illinois 60657



Doc#: 1427218031 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2014 10:03 AM Pg: 1 of 5

For Recorder's Use Only

SPECIAL WARRANTY DEED ILLINOIS

THIS SPECIAL WARRANTY DEED is made as of the 8th day of September, 2014 by **1300 W. DEVON PARTNERS LLC**, an Illinois limited liability company, whose address is 3048 North Wilton Avenue, Chicago, Illinois 60657 ("**Grantor**"), to and in favor of **HEARTLAND INTERNATIONAL HEALTH CENTER**, an Illinois not-for-profit corporation whose address is 3048 North Wilton Avenue, Chicago, Illinois 60657 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to the improvements located on and appurtenances attached to that certain parcel of land situated in the County of Cook and State of Illinois legally described on **Exhibit A** attached hereto and by this reference made a part hereof 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, with all and singular the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee its 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 the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters, covenants, restrictions and notices set forth in **Exhibit B** attached hereto and by this reference made a part hereof.

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

1300 W. DEVON PARTNERS LLC, an Illinois limited liability company

By: [Signature]
Name: Robert Ferrino
Title: Manager

Property of Cook County Clerk's Office

City of Chicago
Dept. of Finance
675241



Real Estate
Transfer
Stamp
\$2,550.00
Batch 8.836,944

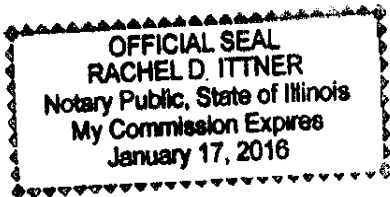
STATE OF ILLINOIS)

COUNTY OF Cook)

9/29/2014 9:42
ar00155

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert Ferrino, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Manager of **1300 W. DEVON PARTNERS LLC**, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of August, 2014.



[Signature]
(Notary Public)

EXEMPT FROM TAX UNDER THE PROVISION OF PARAGRAPH B SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH B SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SEC. 200.1-2 (B-6) OR PARAGRAPH B, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE

9/8/14
Date
[Signature]
Buyer, Seller or Representative

9/8/14
DATE
[Signature]
BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT A

LEGAL DESCRIPTION

LOT 16 (EXCEPT THE NORTH 17 ½ FEET) AND LOT 27 (EXCEPT THE NORTH 14.5 FEET) IN BLOCK 4 IN A.T. GALT'S EDGEWATER GOLF SUBDIVISION OF THE SOUTH 30 ACRES OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Number(s): 11-32-329-024-0000 (Wayne Avenue)
11-32-329-039-0000 (Lakewood Avenue)

Address(es) of real estate, 6415 N. Wayne Avenue, Chicago, IL
6414 N. Lakewood Avenue, Chicago, IL

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments not yet due and payable.
2. Matters created by, through and under Grantee.
3. Easements, rights of way, limitations, covenants, conditions and restrictions of record.
4. Zoning and other regulatory laws and ordinances.

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STATEMENT BY GRANTOR AND GRANTEE

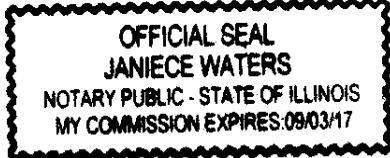
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to the real 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: September 8, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 8 day of September, 2014

Notary Public: [Handwritten Signature]



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: September 8, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 8 day of September, 2014

Notary Public: [Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)