

# UNOFFICIAL COPY



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Doc#: 1433718108 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2014 03:06 PM Pg: 1 of 4

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## SPECIAL WARRANTY DEED


**HISPANIC HOUSING DEVELOPMENT CORPORATION**, ("Grantor"), an Illinois not for profit corporation, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **CICERO & GEORGE LIMITED PARTNERSHIP** ("Grantee"), an Illinois limited partnership, and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois, to wit:


SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest of Grantor of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following matters: (1) Covenants, conditions, and restrictions of record that do not prohibit or interfere with Grantee's intended operation of the premises as a multifamily affordable housing project for households of moderate-income, and households of low-income and very-low income in accordance with the federal low income housing tax credit requirements; (2) private, public and utility easements and roads and highways, if any, provided said easements do not interfere with Grantee's intended use of the Property; (3) zoning and other

REAL ESTATE TRANSFER TAX	04-Dec-2014
 CHICAGO:	19,567.50
CTA:	7,827.00
<b>TOTAL:</b>	<b>27,394.50</b>

REAL ESTATE TRANSFER TAX	04-Dec-2014
 COUNTY:	1,304.50
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>1,304.50</b>

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 6, 7, 8, 9 AND 10 IN BLOCK 2 IN FALCONERS SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER ✓  
OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 13-28-223-029, 13-28-223-030, 13-28-223-031, 13-28-223-032, and 13-28-223-033 ✓

Commonly Known Address or Location: 4800 West George Street (a/k/a 2900-12 N. Cicero  
Avenue), Chicago, Illinois 60641

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its 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, 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 3, 2014

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 3<sup>RD</sup> DAY OF DECEMBER, 2014.



Notary Public *Bridget A. White*

The grantee or its 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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 3, 2014

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 3<sup>RD</sup> DAY OF DECEMBER,  
2014.



Notary Public *Bridget A. White*

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.

[Attached 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.]