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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

Doc#: 1502047139 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/20/2015 10:23 AM Pg: 1 of 2

This instrument prepared by
and after recording mail to:

MARK F. KALINA, ESQ.
GUERARD, KALINA & BUTKUS
310 S. County Farm Rd., Suite H
Wheaton IL 60187

40016828 3/3

(1-15) GIT

THE GRANTOR, **SELF-HELP VENTURES FUND**, a North Carolina nonprofit corporation, 301 W. Main Street, Durham NC 27701, for and in consideration of TEN AND NO/100-----(\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, **GRANTS, BARGAINS, AND SELLS** to **IFF**, an Illinois not for profit corporation, Attn: John Kuhnen, Senior Director of Facilities and Asset Management, One North LaSalle Street, Suite 700, Chicago, Illinois 60602, (312) 596-5142, an **undivided forty nine percent (49%) interest** in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

LOTS 5 THROUGH 9 INCLUSIVE IN BLOCK 36 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART LYING EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 36 IN THE SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 5 IN BLOCK 36 IN SAID SUBDIVISION FOR A DISTANCE OF 102.05 FEET TO THE SOUTHERLY EXTENSION OF THE WEST FACE OF A 1 STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST FACE FOR A DISTANCE OF 12.33 FEET; THENCE EAST ALONG A NORTH FACE OF SAID 1 STORY BRICK BUILDING 4.0 FEET TO A WEST FACE OF A 4 STORY STONE AND BRICK RECTORY BUILDING) IN COOK COUNTY, ILLINOIS.

TAX NO. 16-10-422-024, VOL. 551

Commonly known as 4319 W. Washington Blvd., Chicago IL; 60624

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2014 and subsequent years (if any) and covenants, conditions, easements, encumbrances and restrictions of record;

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said forty nine percent (49%) interest in the Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey said forty nine percent (49%) interest the Real Estate; and that Grantor does hereby fully warrant the title to the forty nine percent (49%) interest in the Real

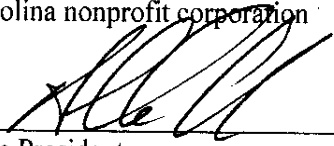
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Estate and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.


This Deed is intended to convey any and all interest whatsoever of the Grantor herein in and to the Real Estate and any appurtenances thereto.

DATED as of this 29th day of December, 2014.

SELF-HELP VENTURES FUND,
a North Carolina nonprofit corporation

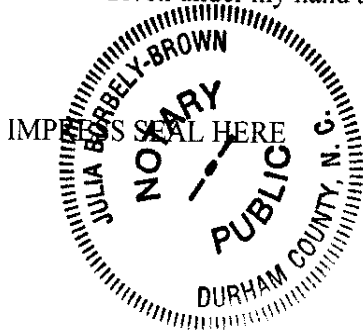
By 
Its: Vice President


State of North Carolina)
County of Durham) SS.


EXEMPT UNDER PROVISIONS OF
PARAGRAPH B, SEC. 4 OF THE
REAL ESTATE TRANSFER ACT
DATE 12/29/14 BY 

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Albernard Bass, as Vice President of SELF-HELP VENTURES FUND, a North Carolina nonprofit corporation, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal, this 23 day of December, 2014.






NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		31-Dec-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-10-422-024-0000 20141201654644 0-640-539-264		

SEND SUBSEQUENT TAX BILLS TO:

IFF
Attn: John Kuhnen,
Senior Director of Facilities and Asset Management
One North LaSalle Street, Suite 700
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		31-Dec-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-10-422-024-0000 20141201654644 0-362-502-784		