

# UNOFFICIAL COPY



Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Doc#: 1536557012 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2015 08:47 AM Pg: 1 of 3

Dec ID 20151001637596  
ST/CO Stamp 2-092-544-064  
City Stamp 1-698-017-344 City Tax: \$5,812.50

15AST135005 UB (1 cell)

Chicago Title

Robin Lind

THE GRANTOR(S), Truth and Deliverance Christian Center n/k/a Truth and Deliverance International Ministries, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to EquityBuild Inc., a Florida Corporation 157 E 20<sup>th</sup> St 3707442 (GRANTEE'S ADDRESS) Denver, CO 80205 of the County of Denver, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 5, AND LOTS 6, 7 AND 8 IN BLOCK 3 IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Existing leases and tenancies, General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 20-24-323-033-0000 & 20-24-323-034-0000  
Address(es) of Real Estate: 7026-7042 South Cornell Avenue Chicago, IL 60649

Dated this 22nd day of October, 2015

Truth and Deliverance Christian Center n/k/a Truth and Deliverance International Ministries

By: [Signature]  
Vanessa D. Talifero  
Director of Business Affairs

Attest [Signature]  
Theo Davis  
Board Member

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Truth and Deliverance Christian Center n/k/a Truth and Deliverance International Ministries, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, 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 22nd day of October, 2015

*(Signature)*  
 \_\_\_\_\_  
 (Notary Public)  
 OFFICIAL SEAL  
 TODD A HELLER  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES:02/15/17

**Prepared By:** Todd A.. Heller  
707 Lake Cook Road, Suite 316  
Deerfield, IL 60015

**Mail To:**  
EquityBuild Inc., a Florida Corporation  
757 East 20th Avenue, Suite 370 #442  
Denver, CO 80205

**Name & Address of Taxpayer:**  
EquityBuild Inc., a Florida Corporation  
757 East 20th Avenue, Suite 370 #442  
Denver, CO 80205


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## RELEASE

Pertaining to the Illinois Withholding Tax, Seller represents, warrants and shall indemnify and hold harmless Purchaser that the sale of the Property is not subject to, and does not subject Purchaser to liability under, 35 ILCS 5/902 (d) or 35 ILCS 120/5j. Seller shall have notified the Illinois Department of Revenue (herein referred to as the "Department") of the intended sale and requested the Department to make a determination as to whether the Seller has an assessed, but unpaid, amount of tax, penalties, or interest under the Act. In the event that the Department, post-closing determines that a liability exists Seller shall fully release and forever discharge Purchaser, and each of their respective agents, members, managers, employees and successors and assigns from any and all claims, demands, liens, covenants, actions, suits, causes of action, obligations, controversies, debts, costs, expenses, damages, judgments, order and liabilities of whatever kind or nature in law, equity or otherwise, whether now known or unknown, vested or contingent, suspected or unsuspected, and whether or not concealed or hidden, which have existed or may have existed, including but not limited to any action based on the allegations out of or relating to 35 ILCS 5/902 (d) or 35 ILCS 120/5j and any determination by the Department. Seller shall also fully and promptly pay to the Department any and all funds necessary to address any claims or demands by the Department. Without in any way limiting the generality of the foregoing language, the release shall include any and all claims, demands, or causes of action, arising out of or in any way connected with any occurrence, acts, omissions, transactions, practices or policies, which were or could have been asserted under any and all laws, rules regulations and any and all amendments to the foregoing statutes, federal common law, state common law, and/or any other federal, state or local statute, law ordinance, regulation or order, etc., including claims under the regulations or orders, all claims for attorney's fees regardless of the basis, as well as all state law claims based on statute, contract, tort or public policy.

**Truth and Deliverance Christian Center n/k/a Truth and Deliverance International Ministries**

  
 Vanessa D. Taliferro

Date: October 27, 2015

  
 Theo Davis

Date: October 27, 2015