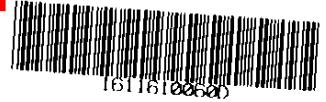


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Doc#: 1611610060 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2016 12:03 PM Pg: 1 of 7

SPECIAL WARRANTY DEED

Above space reserved for recorder's use only.

This Special Warranty Deed ("Deed") made as of the 31st day of March, 2016, between Marquette Bank ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, to and in favor of Mount Calvary Baptist Church, an Illinois not-for-profit corporation ("Grantee").

WITNESSETH, that the Grantor, for good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the board of directors of the Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee forever, all of its right, title and interest in and to the following described real estate ("Real Estate"), situated in the County of Cook and State of Illinois, known and legally described on Exhibit A attached hereto, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the 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 or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate, with the appurtenances, subject to: the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein by reference, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors, as its sole warranty herein, does covenant, promise and agree, to and with the Grantee, that Grantor has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but not otherwise, the Grantor WILL WARRANT AND DEFEND, subject to: the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

Box 400

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THE WARRANTIES GIVEN HEREIN ARE LIMITED TO THE ACTS OF THE GRANTOR AND SUBJECT TO ANY COVENANTS, CONDITIONS, EASEMENTS, RIGHTS, RESTRICTIONS, AGREEMENTS, BUILDING LINES, RESERVATIONS, AND OTHER MATTERS OF RECORD, WITH RESPECT TO THE REAL ESTATE CONVEYED HEREBY.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

[remainder of page intentionally left blank; signature page to follow]

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Exhibit A

Legal Description

PARCEL 1:

LOTS 36 AND 37 IN MILLER'S SUBDIVISION OF BLOCK 16 IN STREETS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 33, 34 AND 35 IN MILLER'S SUBDIVISION OF BLOCK 16 OF STREET'S SUBDIVISION OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 25-17-334-032-0000 (Lot 33)
25-17-334-033-0000 (Lot 34)
25-17-334-034-0000 (Lot 35)
25-17-334-035-0000 (Lot 36 and Lot 37)

and commonly known as: 1226-1236 W. 111th Street, Chicago, IL 60643

*Bayer is an exempt entity
under 35 ICS 200/31-45(b)*

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Exhibit B

Permitted Exceptions

- (a) Any and all taxes or special assessments which are not shown as existing liens by the public records;
- (b) restrictions on Grantee's ability to build upon or use the Real Estate imposed by any current or future development standards, building or zoning ordinances or any other Laws (defined below) or regulation of any governmental authority;
- (c) any rights or claims of any parties, persons or entities in possession of the Real Estate not shown by public records, including, but not limited to, any tenants, any occupants, and any parties, persons or entities claiming under any of the foregoing;
- (d) any and all existing leases and all rights thereunder of any lessees and of any person or party claiming by, through or under the lessees;
- (e) any easements, or claims of easements, not shown by the public records;
- (f) covenants, conditions, restrictions and other matters of record affecting title to the Real Estate;
- (g) acts done by or suffered through Grantee;
- (h) any violations of or non-compliance with any federal, state, municipal or local law, code, statute, ordinance, rule, regulation, permit, licenses, approvals, guidelines, policies, judicial or administrative orders, judgments or decrees (by consent or otherwise), and any other directives or pronouncements having the force and effect of law (collectively, "Laws") affecting the Real Estate;
- (i) any and all code enforcement actions, code enforcement litigation, compliance board proceedings, administrative actions, hearings, investigations, or similar proceedings, whether now existing or hereafter arising, or which from time to time has been, is or will be, alleged, threatened, filed, or pending, against or with respect to the Real Estate;
- (j) any and all types and kinds of equipment, inventory, building and construction materials, furniture, apparatus, and all other tangible personal property of any kind or character, whether now or hereafter located in, on, over or under the Real Estate;
- (k) all matters disclosed in the Agreement of Purchase and Sale dated February 8, 2016, as amended from time to time, between Grantor, as seller, and Grantee, as purchaser, for Grantee's purchase and sale of the Real Estate from Grantor;

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- (l) any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Real Estate;
- (m) any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records;
- (n) Any and all taxes not yet due or payable;
- (o) Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees;
- (p) COVENANTS AND RESTRICTIONS IN THE DEED RECORDED AS DOCUMENT NO. 12922497 FROM AGNES E. MILLER AND JOHN H. MILLER, HER HUSBAND TO WILLIS HALL AND NETTIE DAVIS RELATING TO THE COST OF THE BUILDINGS TO BE ERECTED ON THE LAND.

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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 title to real estate under the laws of the State of Illinois.

Dated 4/15, 2016

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 15 day of April, 2016
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 title to real estate under the laws of the State of Illinois.

Date 4/15, 2016

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 15 day of April, 2016
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)