

UNOFFICIAL COPY



Doc#: 1611822244 Fee: \$54.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2016 03:17 PM Pg: 1 of 6

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

Laura E. Tilly, Esq.  
Miner, Barnhill & Galland, P.C.  
325 N. LaSalle Street  
Chicago, Illinois 60654

**MAIL TAX BILLS TO:**

Damen Court Preservation, L.P.  
325 N. Wells Street, 8<sup>th</sup> Floor  
Chicago, IL 60654

GIT 400193793/12

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 21st day of April, 2016 by **Hispanic Housing Development Corporation, an Illinois not-for-profit corporation** ("Grantor"), having an address of 325 N. Wells Street, 8<sup>th</sup> Floor, Chicago, Illinois 60654, to **Damen Court Preservation, L.P., an Illinois limited partnership** ("Grantee"), having an address of 325 N. Wells Street, 8<sup>th</sup> Floor, Chicago, Illinois 60654.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on **Exhibit "A"**, hereto (hereinafter referred to as the "**Premises**").

Together with all and singular the hereditaments and appurtenances thereto 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 Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on **Exhibit "B"** attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

R  
lepp

# UNOFFICIAL COPY

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

**Grantor:**

**Hispanic Housing Development Corporation,**  
an Illinois not-for-profit corporation

By: *Hipolito Roldan*  
Name: Hipolito Roldan  
Its: President

STATE OF ILLINOIS                     )  
   ) SS  
COUNTY OF COOK                     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Hipolito Roldan, the President of Hispanic Housing Development Corporation, an Illinois not-for-profit corporation (the "Corporation"), and 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 as such President, he signed and delivered the said instrument, on behalf of the Corporation, as his free and voluntary act, and as the free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22<sup>nd</sup> day of April, 2016.



*Laura E. Tilly*  
Notary Public

Commission Expires: 5/25/18 {SEAL}

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. B and the Chicago Transaction Tax Ordinance 3-33-060, par. B.

Date: 4/26/15

By: *Laura E. Tilly*

REAL ESTATE TRANSFER TAX		27-Apr-2016
	CHICAGO:	132,375.00
	CTA:	0.00
	TOTAL:	132,375.00 *

17-18-118-001-0000 | 20160401693717 | 1-925-267-776

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Apr-2016
	COUNTY:	8,825.00
	ILLINOIS:	0.00
	TOTAL:	8,825.00

17-18-118-001-0000 | 20160401693717 | 1-174-032-704

# UNOFFICIAL COPY

## EXHIBIT "A" to Special Warranty Deed

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 3 (EXCEPT THE NORTH 37 FEET THEREOF) THE NORTH 1/2 OF LOT 9 AND ALL OF LOTS 4, 5, 6, 7, 10, AND 11 IN BLOCK 3 IN OWSLEY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 1 IN WILSON'S SUBDIVISION SOUTH OF AND ADJOINING THERETO, IN COOK COUNTY, ILLINOIS;

ALSO

LOTS 1 TO 12, INCLUSIVE, IN THE RESUBDIVISION OF LOTS 1, 2, 12, 13, 14, AND THE NORTH 37 FEET OF LOT 3 IN BLOCK 3 IN OWSLEY'S SUBDIVISION AFORESAID;

ALSO

ALL OF THE NORTH-SOUTH AND EAST-WEST VACATED ALLEYS FURTHER DESCRIBED AS ALL OF THE ALLEYS IN THE BLOCK BOUNDED BY WEST ADAMS STREET, WEST JACKSON BOULEVARD, SOUTH SEELEY AVENUE AND SOUTH DAMEL AVENUE VACATED BY ORDINANCE PASSED APRIL 23, 1941 AND RECORDED APRIL 25, 1941 AS DOCUMENT NO. 12667268;

ALSO

LOTS 1 TO 9, INCLUSIVE, (BEING ALL THE LOTS) AND ALLEY FOR THE USE OF OWNERS OF LOTS IN THIS SUBDIVISION ONLY (WHICH ALLEY WAS VACATED BY THE INSTRUMENT RECORDED APRIL 11, 1924 AS DOCUMENT NO. 8359301), IN WILLIAM LAWRENCE'S SUBDIVISION, BEING A SUBDIVISION OF LOT 46 OF E. SMITH'S SUBDIVISION, AND LOTS 8 AND THE SOUTH 1/2 OF LOT 9 IN BLOCK 3 IN OWSLEY'S SUBDIVISION AND THE 3 FEET, MORE OR LESS, LYING BETWEEN SAID LOTS 8 AND 46, ALL IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18 AFORESAID;

ALSO

LOT 45 (EXCEPT THAT PART, IF ANY, TAKEN FOR JACKSON BOULEVARD) IN ELIJAH SMITH'S SUBDIVISION OF A 5 ACRES TRACT IN THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18 AFORESAID.

#### PARCEL 2:

THE SOUTH 1/2 OF LOT 2 AND ALL OF LOTS 3 TO 17, INCLUSIVE, (EXCEPT THAT PART OF LOTS 10 AND 11 TAKEN FOR STREET BY DEED RECORDED MAY 10, 1898 AS DOCUMENT NO. 2684289), IN BLOCK 4 IN OWSLEY'S SUBDIVISION AFORESAID.

#### PARCEL 3:

LOTS 1 TO 8, INCLUSIVE, IN J. L. SPROGLE'S SUBDIVISION OF LOT 1 AND THE NORTH 1/2 OF LOT 2 IN BLOCK 4 OF OWSLEY'S SUBDIVISION AFORESAID.

# UNOFFICIAL COPY

PARCEL 4:

ALL OF THE EAST-WEST 12 FOOT ALLEYS (2) AND THE NORTH-SOUTH 13 FOOT ALLEY AS LAID OUT IN BLOCK 4 IN OWSLEY'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

ALL OF SEELEY AVENUE LYING BETWEEN BLOCKS 3 AND 4 IN OWSLEY'S SUBDIVISION AFORESAID AND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCKS EXTENDED (EXCEPTING THEREFROM THAT PART OF SAID SEELEY AVENUE LYING BETWEEN THE WEST 9 FEET THEREOF AND THE EAST 18 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 6

EASEMENTS CREATED BY GRANT FROM THE CITY OF CHICAGO TO DAMEN COURT ASSOCIATES DATED NOVEMBER 18, 1979 AND RECORDED AS DOCUMENT NO. 25263133, FOR THE USE OF THE GRANTEE FOR PARKING AND PLAY AREAS IN CONJUNCTION WITH THE REDEVELOPMENT OF LOW AND MODERATE INCOME HOUSING ON ABUTTING PARCELS (PARCELS 1, 2, 3 AND 4), OVER THAT PART OF SEELEY AVENUE LYING BETWEEN DAMEN AND HOYNE AVENUE, ADAMS STREET AND JACKSON BOULEVARD (EXCEPTING THEREFROM THE WEST 9 FEET AND THE EAST 18 FEET OF SEELEY AVENUE) BEING MORE PARTICULARLY DESCRIBED AS ALL OF SEELEY AVENUE LYING BETWEEN BLOCKS 3 AND 4 IN OWSLEY'S SUBDIVISION AFORESAID AND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCKS EXTENDED (EXCEPTING THEREFROM THE WEST 9 FEET AND THE EAST 18 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Address: 2040 W. Jackson Blvd.  
Chicago, IL 60612

PINs:	17-18-118-001-0000	17-18-118-020-0000
	17-18-118-002-0000	17-18-118-021-0000
	17-18-118-003-0000	17-18-118-022-0000
	17-18-118-004-0000	17-18-118-023-0000
	17-18-118-005-0000	17-18-118-024-0000
	17-18-118-006-0000	17-18-118-025-0000
	17-18-118-007-0000	17-18-118-026-0000
	17-18-118-008-0000	17-18-118-027-0000
	17-18-118-009-0000	17-18-118-028-0000
	17-18-118-010-0000	17-18-119-013-0000
	17-18-118-011-0000	
	17-18-118-012-0000	
	17-18-118-013-0000	
	17-18-118-014-0000	
	17-18-118-015-0000	
	17-18-118-016-0000	
	17-18-118-017-0000	
	17-18-118-018-0000	
	17-18-118-019-0000	

# UNOFFICIAL COPY

## EXHIBIT "B" to Special Warranty Deed

### PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing.
2. Terms and provisions contained in the instruments creating the easements shown as Parcel 6 herein and the rights of adjoining owners and others to the concurrent use of said easements.
3. Covenant numbered "Fifth" as shown in the deed from the City of Chicago to Damen Court Associates recorded December 13, 1979 as Document No. 25281325 pertaining to the use of the land.
4. Reservation in favor of People's Gas Light and Coke Company of an easement for public utility purposes, as contained in the ordinance of the City of Chicago, passed September 12, 1979 and recorded as Document 25258539.
5. Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded July 25, 1980 as Document 25526923.
6. Existing encroachments as disclosed by plat of survey dated April 21, 2016 prepared by MM Surveying Company, Inc., order number 83208 T.
7. Rights of tenants in possession, as tenants only, under unrecorded leases, with no rights to purchase, rights of first offer or rights of first refusal.
8. Acts done or suffered by grantee or anyone claiming by, through or under grantee.

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 04 12 22 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

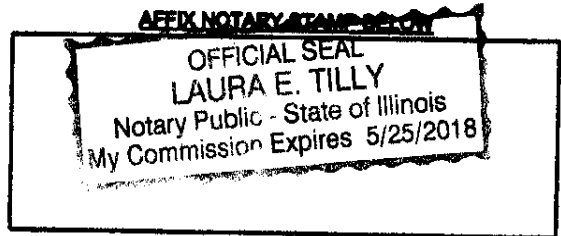
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 04 12 22 2016

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 04 12 22 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

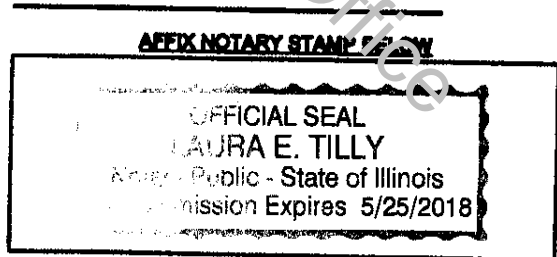
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 04 12 22 2016

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-6020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**