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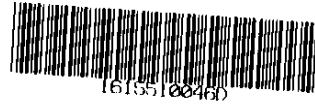
SPECIAL WARRANTY DEED

MAIL TO:

Brent Denzin
c/o Ancel Glink, P.C.
140 South Dearborn Street, 6th Floor
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

South Suburban Land Bank and
Development Authority
3700 West 183rd Street
Hazel Crest, IL 60429



Doc#: 1615510046 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2016 11:39 AM Pg: 1 of 5

THIS SPECIAL WARRANTY DEED is made as of the 29th day of April, 2016, by **CENTRAL CONFERENCE OF THE EVANGELICAL COVENANT CHURCH OF AMERICA, a/k/a CENTRAL CONFERENCE OF THE EVANGELICAL COVENANT CHURCH**, an Illinois not for profit corporation (the "Grantor"), to **SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY**, an Illinois intergovernmental agency (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property, and all the improvement thereon, situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to the Property, 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 Grantor in and to the Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever, subject to the Permitted Exceptions listed on Exhibit B.

Grantor, for itself, and its successors, hereby covenants and agrees that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered other than as provided in the Permitted Exceptions. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

[Signatures on Following Pages]

BOX 333-CT

REAL ESTATE TRANSFER TAX

03-May-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-17-401-025-0000 | 20160401695430 | 0-826-519-872

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

**CENTRAL CONFERENCE OF THE
EVANGELICAL COVENANT CHURCH OF
AMERICA, a/k/a CENTRAL CONFERENCE OF
THE EVANGELICAL COVENANT CHURCH,**
an Illinois not for profit corporation

By: Jerome Nelson
Name: JEROME NELSON
Its: SUPERINTENDENT

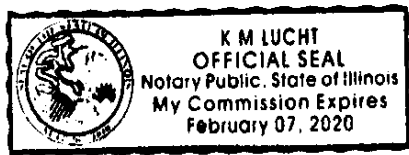
Property of COOK COUNTY NOTARY'S Office

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT JEROME NELSON, as Superintendent of CENTRAL CONFERENCE OF THE EVANGELICAL COVENANT CHURCH OF AMERICA, a/k/a CENTRAL CONFERENCE OF THE EVANGELICAL COVENANT CHURCH, an Illinois not for profit 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 signed, sealed and delivered said instrument, as his free and voluntary acts, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of April, 2016.



[Signature]
Notary Public
My Commission Expires:
02/07/2020

Name and Address of Preparer:
Christopher W. Cramer, Esq.
Erickson-Papanek-Peterson-Rose
1625 Shermer Road
Northbrook, IL 60062

Exempt under provisions of Paragraph B, Section 4,
Real Estate Transfer Tax Act.

4/29/16 _____
Date Buyer, Seller or Representative

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EXHIBIT A to Special Warranty Deed

Legal Description

That part of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 36 North, Range 13 described as follows: beginning at the Southeast corner of said West 1/2 of the Southwest 1/4 of the Southeast 1/4; running thence North along the East line of said West 1/2 of the Southwest 1/4 of the Southeast 1/4, 553.16 feet; thence West 197.35 feet; thence Southeasterly parallel to the West line of said Southwest 1/4 of the Southeast 1/4, 552.81 feet to South line of said Southwest 1/4 of the Southeast 1/4; thence Easterly, along said South line, 197.16 feet to the point of beginning (Excepting that part taken for 159th Street and also excepting the North 130 feet thereof, having been conveyed by deed recorded as document number 922161243), all in Section 17, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 28-17-431-025-0000

Property Address: 5940 West 159th Street, Oak Forest, Illinois 60452

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EXHIBIT B **PERMITTED EXCEPTIONS**

1. Final installment of real estate taxes for 2015 and real estate taxes for 2016 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easement over the East 10 feet of the Land as created by the Grant of Easement recorded December 10, 1962 as document number 18667734.
4. Encroachment of the shed on the Land onto the Easement by 2.02 feet as disclosed by Survey made by Frank S. Cservenejah, dated January 24, 1985 as order number 85-35228.
5. Contract for Regulation of Parking of Motor Vehicles, Etc. recorded June 28, 1989 as document number 89294691.
6. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
7. Rights of the public, the state of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.
8. That certain oral lease with The Church of Holiness, a/k/a Church of God Holiness, as tenant.

