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/y/

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 LANK AND DEVELOPMENT AUTHORITY, an Illinois intergovernmental agency (the "Grantee").

Pof C

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, the eon, 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]



REAL ESTATE TRANSFER TAX			02 ##=== 004=
	100	0.0	03-May-2016
an Table		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	
28-17-401-025 0000 Las			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: Jerone Nelson Name: JEROME NELSON

ACKNOWLEDGMENT

STATE OF /LUNOIS

COUNTY OF COUNTY OF

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT

SERVENCE NELSON, as Superintent 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 asknowledged 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 $\frac{26}{2}$ day of April, 2016.

K M LUCHT OFFICIAL SEAL Notary Public. State of Illinois My Commission Expires February 07, 2020

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.

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 South as 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 Cock County, Illinois.

Permanent Index Number:

28-17-401-025-0000

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. Encroachmen, of the shed on the Land onto the Easement by 2.02 feet as disclosed by Survey made by Frank S. Sservenejah, 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.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

The undersigned, being duly sworn on oath, states that he/she resides in Cook County, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

 OR

 the conveyance felis in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the an endatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that the undersigned makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Name: RES. SELONE NELSON

Capacity: Suffermented

____of Central Conference of

The Evangelical Covenant Church of America

SUBSCRIBED AND SWORN to before 1

this X

day of April, 2016.

OFFICIAL SEAL
Notory Public, State of Illinois
My Commission Expires
February 07, 2020

Notary public

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