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SPECIAL WARRANTY DEED Statutory (Illinois)

Mail to: Sally R. Wagenmaker

Wagenmaker & Oberly

53 W. Jackson Blvd.

Suite 550

Chicago, IL 60604

Name & Address of Taxpayer:

Young Men's Educational Network

1241 S. Pulaski

Chicago, IL 60623



Doc#: 1616744060 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2016 03:56 PM Pg: 1 of 3

THIS INDENTURE, made this 4th day of June, 2016, between Chicago West Side Christian School, an Illinois not for profit corporation, and Young Men's Educational Network, an Illinois not-for-profit corporation, and Young Men's Educational Network, an Illinois not-for-profit corporation, 1241 S. Pulaski, Chicago, IL 60623-----
Grantee's Address City State Zip

party of the second part, WITNESSETH, that the first part for and in consideration of Ten and 00/100 DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Council of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

Lots 29, 30, 31, 32 and 33 in Block 1 in Frank Wells and Company's Boulevard Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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 party of the first part, either in law or equity, or in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions and restrictions of record.

Chicago West Side Christian School ("CWSCS") hereby reserves a right of first refusal for a term of fifty (50) years from the date hereof, if Young Men's Educational Network ("YMEN"), or its successors or assigns, receives a bona fide offer, other than at public auction, from a third party (which party does not have the power of eminent domain) for the purchase of the real estate, which offer YMEN shall desire to accept, YMEN shall notify CWSCS in writing, and CWSCS, may, within thirty (30) days of receipt of such notice, purchase the real estate on the same terms as those set forth in the third party offer.

CCRD REVIEW

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Permanent Index Numbers: 16-23-100-019-0000;16-23-100-020-0000;16-23-100-021-0000

Property Address: 1245-53 S. Pulaski, Chicago, IL 60623


IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed this 4th day of June, 2016.

**Chicago West Side Christian School,
an Illinois not-for-profit corporation**

By: *Faith C. Schoon*
Its: President

Attest: *Sitara Thomas*
Its: Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

| REAL ESTATE TRANSFER TAX | | 10-Jun-2016 |
|--|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

16-23-100-019-0000 | 20160601614571 | 0-851-297-600
* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Faith Schoon, personally known to me to be the President of Chicago West Side Christian School, an Illinois not-for-profit corporation and Sitara Thomas, the Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to the authority vested in them by the Board of Directors of said corporation, and as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of June, 2016.





Linda W Tolmy
Notary Public

NAME AND ADDRESS OF PREPARER:
Case Hoogendoorn
Hoogendoorn and Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

**COOK COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
B, SECTION 31-45, REAL ESTATE TRANSFER
TAX LAW.**

DATE: June 4, 2016
Michael [Signature]
Buyer, Seller or Representative

| REAL ESTATE TRANSFER TAX | | 16-Jun-2016 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

16-23-100-019-0000 | 20160601614571 | 0-834-790-720

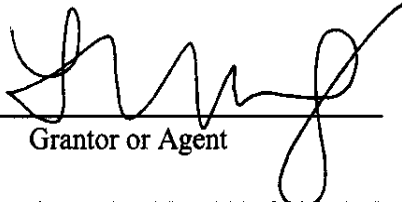
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STATEMENT BY GRANTOR AND GRANTEE

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: June 7, 2016

Signature:



Grantor or Agent

Subscribed and sworn to before me this
7th day of June, 2016



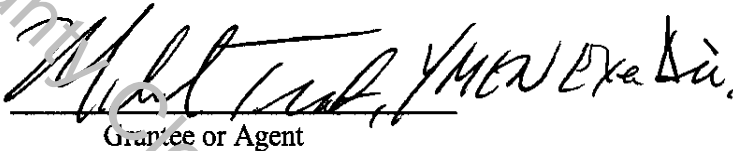
Notary Public



The grantee 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.

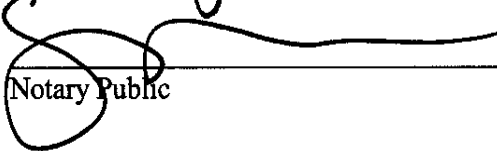
Dated: June 7, 2016

Signature:



Grantee or Agent

Subscribed and sworn to before me this
7th day of June, 2016



Notary Public



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.]