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Doc# 1630734032 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 11:32 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

1674230 JW
1 of 6

THIS INDENTURE, made this 28th day of October, 2016 between Missionary Sisters of the Sacred Heart, a not for profit corporation of Illinois, 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, Grantor, and Montrose and Clarendon, LLC, a Delaware Limited Liability Company, Grantee, having an address of 410 North Harlem Ave., Norridge, IL 60706.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Address of Real Estate: 750-810 W. Montrose Ave., Chicago, IL 60613

Permanent Real Estate Index Number: 14-16-103-006-0000; 14-17-229-008-0000; 14-17-229-014-0000; 14-17-229-015-0000; 14-17-229-016-0000; 14-17-229-017-0000; 14-17-229-018-0000; 14-17-229-019-0000

Grantor warrants and covenants to Grantee and its successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor and shall warrant and forever defend the quiet and peaceable enjoyment of the above-bargained premises by Grantee and its successors and assigns against every person claiming the whole or any part thereof by, through or under Grantor.

SUBJECT TO: (i) Provisions contained in Quit Claim Deed recorded July 22, 1954 as document 15968252 relating to the character and location of buildings to be erected on the land, character and location of drains and sewers on the land, character and location of utilities, character of drainage piping on the land; (ii) rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities (Affecting Parcels 4 and 7); and (iii) general real estate taxes for the year 2016 and subsequent years.

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TO HAVE AND TO HOLD said premises forever together with all the hereditaments and appurtenances thereunto.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.



Missionary Sisters of the Sacred Heart, a not for profit corporation of Illinois,

By: Sister Joan McGlinchey, MSC
Name: Sister Joan McGlinchey, MSC.
Title: Vice-President

REAL ESTATE TRANSFER TAX		02-Nov-2016
	CHICAGO:	75,000.00
	CTA:	0.00
	TOTAL:	75,000.00 *

14-17-229-018-0000 | 20161001676069 | 0-704-466-752

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

REAL ESTATE TRANSFER TAX		02-Nov-2016
	COUNTY:	5,000.00
	ILLINOIS:	0.00
	TOTAL:	5,000.00

14-17-229-018-0000 | 20161001676069 | 0-914-513-728

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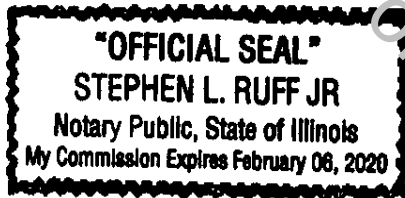
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Sister Joan McGlinchey, Vice-President of Missionary Sisters of the Sacred Heart, a not for profit corporation of Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice-President of Missionary Sisters of the Sacred Heart, a not for profit corporation of Illinois, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Missionary Sisters of the Sacred Heart, a not for profit corporation of Illinois, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of October, 2016.

Stephen L Ruff Jr (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH (b) (3)

SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: October 28, 2016

Stephen L Ruff Jr

Signature of Buyer, Seller or Representative

Prepared By:
Stephen L. Ruff, Jr.
Ruff, Freud, Breems & Nelson, Ltd.
200 North LaSalle Street, Suite 2020
Chicago, Illinois 60601

Mail To:
Gregory E. Fix
The Harlem Irving Companies, Inc.
4104 North Harlem Ave.
Norridge, IL 60706

Name and Address of Taxpayer:
Montrose and Clarendon, LLC
c/o Lawrence A. Gerlach
The Harlem Irving Companies, Inc.
4104 North Harlem Ave.
Norridge, IL 60706

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2:

LOT 1 AND ALL OF LOTS 2, 3 AND 4 IN LYDSTON'S RESUBDIVISION OF LOTS 3 TO 7 IN BLOCK 1 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 (EXCEPT THE NORTH 105 FEET OF THE EAST 85 FEET OF SAID LOTS) IN BLOCK 1 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTH 1/2 OF THE EAST AND WEST 16 FOOT VACATED PUBLIC ALLEY, LYING WEST OF THE WEST LINE OF CLARENDON AVENUE, LYING EAST OF A LINE 18 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 1 AND SAID WEST LINE PRODUCED SOUTH 16 FEET IN LYDSTON'S RESUBDIVISION OF LOTS 3 TO 7 OF BLOCK 1 AFORESAID, SAID VACATED ALLEY LYING SOUTH AND ADJOINING PARCELS 2 AND 3, IN COOK COUNTY, ILLINOIS

PARCEL 5:

LOT 18 (EXCEPT THE WEST 18 FEET THEREOF DEDICATED FOR PUBLIC ALLEY, BY INSTRUMENT RECORDED AUGUST 20, 1992 AS DOCUMENT 92618869) AND LOTS 19 AND 20 IN BLOCK 1 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1 TO 4, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 2 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF THE SOUTH 1/2 OF THE EAST AND WEST 16 FOOT VACATED PUBLIC ALLEY, LYING WEST OF THE WEST LINE OF CLARENDON AVENUE, LYING EAST OF A LINE 18 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 1 AND SAID WEST LINE PRODUCED SOUTH 16 FEET IN LYDSTON'S RESUBDIVISION OF LOTS 3 TO 7 OF BLOCK 1 AFORESAID, SAID VACATED ALLEY

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LYING NORTH AND ADJOINING PARCELS 4 AND 5 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE WEST 103 FEET OF THE SOUTH 147 FEET (EXCEPT THE NORTH 14 FEET OF THE EAST 51.6 FEET THEREOF) OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THE NORTH 105 FEET OF THE EAST 85 FEET OF LOTS 1 AND 2 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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