

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

ILLINOIS STATUTORY  
(Corporation to Corporation)

212622

**GRANTEE ADDRESS:**

LAWNDALE CHRISTIAN HEALTH CENTER  
3860 WEST OGDEN AVENUE  
CHICAGO, ILLINOIS 60623

**NAME & ADDRESS OF TAXPAYER:**

WEST SIDE CENTER OF TRUTH FOR  
BETTER LIVING, INC., a.k.a.  
WEST SIDE CENTER OF TRUTH  
3751 WEST OGDEN AVENUE  
CHICAGO, ILLINOIS 60623



Doc# 1700318084 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 02:23 PM PG: 1 OF 3

For Recorders Use Only

**THE GRANTOR,**

**WEST SIDE CENTER OF TRUTH FOR BETTER LIVING, INC., a.k.a WEST SIDE CENTER OF TRUTH, 3751** West Ogden Avenue, Chicago, Illinois, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN and NO DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **LAWNDALE CHRISTIAN HEALTH CENTER, 3860 West Ogden Avenue, Chicago, Illinois, to have and to hold in fee simple forever the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**


LOTS 5, 6, 7 AND 8 IN THE RESUBDIVISION OF BLOCK 4 OF MILLARD AND DECKER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS. ✓



Subject to real estate taxes for 2016 and all subsequent years, including taxes which may accrue by reason of new or additional improvements during the year(s) 2016 and subsequent; and all outstanding assessments, easements, conditions, restrictions, covenants, encumbrances apparent or of record; private, public and utility easements and road and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

Hereby releasing and waiving all rights of record. TO HAVE AND TO HOLD said premises as its property forever.

Permanent Real Estate Index Numbers: 16-23-324-002-0000, 16-23-324-003-0000, 16-23-324-004-0000.

Common Address of Real Estate: ~~3645-3651~~ <sup>3749-3757</sup> West Ogden Avenue, Chicago, Illinois, 60623. *NLC*

REAL ESTATE TRANSFER TAX	03-Jan-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*

REAL ESTATE TRANSFER TAX	03-Jan-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

16-23-324-002-0000 | 20161201697732 | 1-524-384-960

16-23-324-002-0000 | 20161201697732 | 1-765-590-208

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

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 29<sup>th</sup> day of December, 2016.

By: Helen Cooper  
President

Attested to by: \_\_\_\_\_  
Secretary

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, Diane D. Odell, a Notary Public in and for and resided in the said County in the State aforesaid, Do Hereby Certify that Helen Cooper and \_\_\_\_\_ whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Officers of &CORP&, they signed and delivered the said instrument of writing as Officers of said Corporation pursuant to authority given by the Board of Directors of said Corporation 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 my hand and notarial seal, this 29<sup>th</sup> day of December A.D. 2016.  
Diane D. Odell

Notary Public

PREPARED BY:  
Mail To: Wagenmaker & Oberly, LLC  
53 W. Jackson Blvd., Suite 550  
Chicago, IL 60604



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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: 12 / 28, 20 16

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public \_\_\_\_\_



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: 12 / 28, 20 16

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 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.)