

# UNOFFICIAL COPY



\*1700642058D\*

THIS INSTRUMENT PREPARED BY:

Doc# 1700642058 Fee \$48.00

David B. Yelin, Esq.  
Duane Morris LLP  
190 South LaSalle Street, Suite 3700  
Chicago, Illinois 60603

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 01:28 PM PG: 1 OF 6

AFTER RECORDING, RETURN TO:

Pablo L. Petroszi, Esq.  
Taft Stettinius & Hollister LLP  
111 East Wacker Drive, Suite 2800  
Chicago, Illinois 60601

(Space Above Line for Recorder's Use Only)

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of the 20<sup>TH</sup> day of December, 2016, between CIRCLE URBAN MINISTRIES, an Illinois not-for-profit corporation, whose address is 118 N. Central Avenue, Chicago, Illinois 60644 ("Grantor"), and CATALYST SCHOOLS, an Illinois not-for-profit corporation, whose address is 672 S. California Ave., Chicago, IL 60644 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors, FOREVER, all the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook, State of Illinois and subject to those title exceptions enumerated on Exhibit B attached hereto and made a part hereof, to wit:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, together with all of the estate, right, title and interest of Grantor in and to any land lying in the beds of any streets, roads or avenues, open or proposed, public or private, and all easements, rights, licenses, privileges, rights-of-way, strips and gores, mineral rights, air development rights, rights of ingress and egress, hereditaments and such other real property rights and interests appurtenant to the foregoing.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

*Box 400*

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL, SUBJECT TO THE MATTERS DESCRIBED ON EXHIBIT B ATTACHED HERETO, WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise.

Exempt under provisions of Section 31-45, Paragraph (b), Real Estate Transfer Tax Act (55 ILCS 200/31-45), Article III, Section 74-106 Paragraph 2 of the Cook County Code of Ordinances, and Chapter 3-33-060 (B) of the Municipal Code of Chicago

12/20/16      *James Berstaden*  
Date                      Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		23-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-08-417-026-0000   20161201695367   1-675-393-216		

REAL ESTATE TRANSFER TAX		23-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-08-417-026-0000   20161201695367   0-601-651-392		

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

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IN WITNESS WHEREOF, said Grantor has caused this Deed to be executed the day and year first above written.

GRANTOR

CIRCLE URBAN MINISTRIES, an Illinois not-for-profit corporation

By: *James Borishade*  
Name: James Borishade  
Title: Executive Director

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, Jacqueline Johnson, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that James Borishade, the Executive Director of **Circle Urban Ministries**, 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 and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

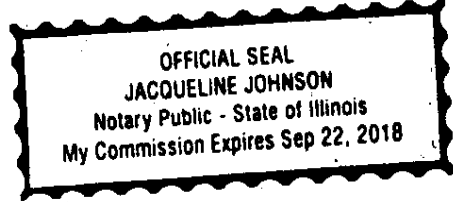
GIVEN under my hand and Notarial Seal, this 20th day of December, 2016.

*Jacqueline Johnson*  
Notary Public

My commission expires: Sept. 22, 2018

MAIL TAX STATEMENTS TO:

Catalyst Network Office at Catalyst Maria Charter School  
6727 S. California Avenue  
Chicago, Illinois 60644  
Attention: Michele Nunez



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## EXHIBIT A

### Legal Description

LOTS 41 TO 52 INCLUSIVE, ALSO THAT PART OF THE NORTH AND SOUTH ALLEY NOW VACATED, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 21, EXTENDED EAST TO THE WEST LINE OF LOT 47 AND NORTH OF THE SOUTH LINE OF LOT 26, EXTENDED EAST TO THE WEST LINE OF LOT 52, ALL IN BLOCK 1, IN HENRY WALLERS SUBDIVISION OF THE SOUTH 43 3/4 ACRES OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH 01 DEGREES 53 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 153.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 88 DEGREES 25 MINUTES 23 SECONDS WEST 131.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 37 SECONDS EAST, 23.00 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES

23 SECONDS WEST, 46.65 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 01 DEGREES 53 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 169.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 88 DEGREES 25 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 177.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 53 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 149.96 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

118 North Central Avenue  
Chicago, Illinois 60644

PERMANENT REAL PROPERTY  
TAX INDEX NUMBER:

16-08-417-026-0000

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## EXHIBIT B

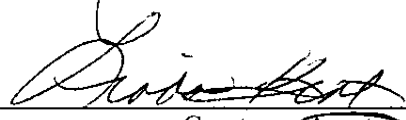
### Title Exceptions

1. General and special taxes and assessments not yet due and payable.
2. Rights of the city, the public and the adjoining property owners in Block 1 aforesaid in and to that part of the South 130 feet of the North and South Alley in Block 1 aforesaid, vacated by ordinance recorded July 1, 1935 as Document 11642814.
3. Restrictions contained in Ordinance recorded July 1, 1935 as Document 11642814 that if any part of the alley herein vacated shall ever be used for other than educational, religious or charitable purposes, then the vacation herein provided for shall become null and void and the Ordinance shall be for naught held.
4. Grant dated May 20, 1935 and recorded August 8, 1935 as Document 11661864 by St. Patrick's Academy, a corporation of Illinois to the Commonwealth Edison Company of the right to erect and maintain public utilities over a strip of the public alley described as follows:

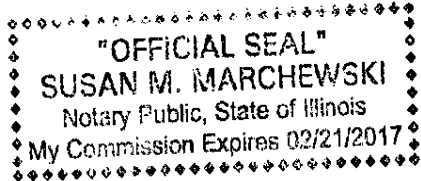
That part of the public alley running North and South through said Block 1 in Henry Wallers Subdivision Etc., which lies East and adjoining Lot 21 (except the North 20 feet thereof) and all of Lots 22 to 26 both inclusive, and West of and adjoining Lot 47 (except the North 20 feet thereof) all of Lots 48 to 52 inclusive.

# UNOFFICIAL COPY 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 and hold title to real estate under the laws of the State of Illinois.


Dated December 21, 2016 Signature:   
Grantor or Agent

Subscribed and sworn to before me by the  
said LINDA A. KENT  
this 21st day of Dec  
2016.

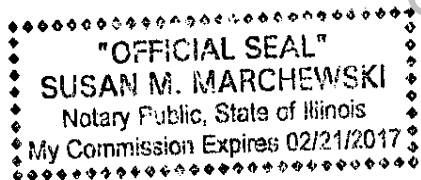


  
Notary Public

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated Dec 21, 2016 Signature:   
Grantee or Agent

Subscribed and sworn to before me by the  
said LINDA KENT  
this 21st day of Dec  
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.]