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Doc# 1701001020 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2017 09:53 AM PG: 1 OF 5

FIRST AMERICAN TITLE
FILE # 2800184

G-3330

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that IFF f/k/a Illinois Facilities Fund, an Illinois not-for-profit corporation duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SEL. to Legal Prep Charter Academies, an Illinois not-for-profit corporation, address: 4319 W. Washington Blvd, Chicago, IL 60624, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

Lots 5 through 9 in Block 36 in the subdivision of the South Half of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian, (except therefrom that part lying East and South of the following described lines: Commencing at the Southeast corner of Lot 1 in Block 36 in the subdivision aforesaid; thence West along the South line of Lots 1 through 5 in Block 36 in said subdivision for a distance of 105.05 feet to the Southerly extension of the West face of a 1 Story Brick Building and the Point of Beginning; thence North along said extension and said West face for a distance of 12.33 feet; thence East along a North face of said 1 Story Brick Building 4.0 feet to a West face of a 4 Story Stone and Brick Rectory Building) in Cook County, Illinois.

Commonly known as: 4319 W. Washington Blvd., Chicago, IL 60624
Property Index No. 16-10-422-024-0000


To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2016 and subsequent years;
- (b) Terms, provisions and conditions contained in an ordinance establishing a proposed Enterprise Zone V, recorded November 4, 1993 as document 93896876;
- (c) Terms, provisions and conditions contained in an ordinance expanding the boundaries of the City of Chicago Enterprise Zone #5, recorded February 14,


S ✓
P 1599
S ✓
SC ✓
INT ✓

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Property of Cook County Clerk's Office


REAL ESTATE TRANSFER TAX
 CHICAGO: 30-Dec-2016 0.00
 CTA: 0.00
 TOTAL: 1-709-180-096 0.00

16-10-422-024-0000 | 20161201696304 | 20161201696304
 * Total does not include any applicable penalty or interest due.


REAL ESTATE TRANSFER TAX
 ILLINOIS: 30-Dec-2016 0.00
 TOTAL: 1-440-744-640 0.00

16-10-422-024-0000 | 20161201696304

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- 14, 1997 as document 97106484;
- (d) Terms, provisions and conditions contained in an Illinois Department of Commerce and Economic Opportunity Enterprise Zone Certificate #1659 for Chicago V's Enterprise Zone Designation, Ordinance #95128 Chicago Authorizing Establishment of Enterprise Zone, recorded April 28, 2016 as document 1611910111.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEES, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said John Kuthren, has caused these presents to be signed by its CEO on its behalf, this 20th day of December, 2016.

IFF f/k/a Illinois Facilities Fund, an Illinois not-for-profit corporation

By: [Signature]
 Title: CEO

PREPARED BY: **THIS INSTRUMENT WAS**
 Hauselman, Rappin and Olswang, Ltd
 29 E. Madison St., Suite 950
 Chicago, Illinois 60602

STATE OF ILLINOIS

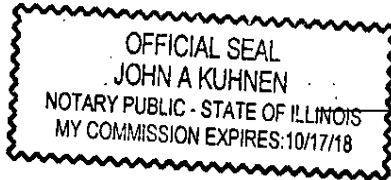
COUNTY OF COOK

I, John Kuthren, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Joe Vella, personally known to me to be the CEO of IFF f/k/a Illinois Facilities Fund, an Illinois not-for-profit corporation, and personally known to me to be

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the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, (s)he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his/her 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 official seal this 20th day of December 2016.



[Handwritten Signature]

Notary Public

AFTER RECORDING PLEASE MAIL TO : FUTURE TAX BILLS MAILING ADDRESS:

Legal Prep Charter Academies
4319 W. Washington Blvd.
Chicago, IL 60624

Legal Prep Charter Academies
4319 W. Washington Blvd.
Chicago, IL 60624

Property of Cook County Clerk's Office

Exempt under provisions of
Paragraph 12, Section 31-45,
Property Tax Code.

12-30-16

Date

[Handwritten Signature]
Buyer, Seller or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 30 | 2016

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

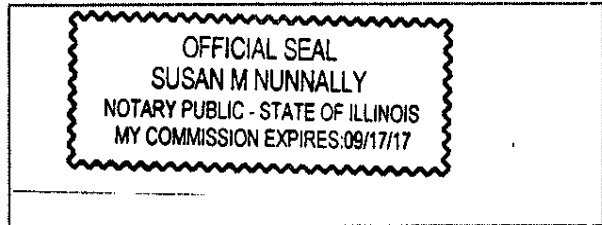
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 12 | 30 | 2016

NOTARY SIGNATURE: Susan M Nunnally

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 30 | 2016

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

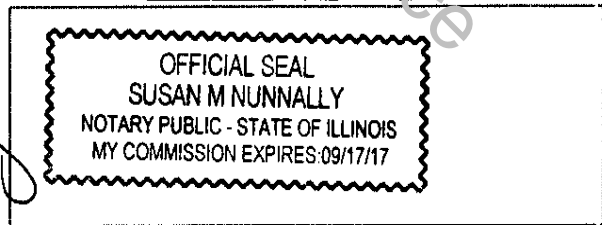
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 12 | 30 | 2016

NOTARY SIGNATURE: Susan M Nunnally

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**