

UNOFFICIAL COPY

This instrument was prepared by
and after recording, return to:

Kelli Harsch, Esq.
Applegate & Thorne-Thomsen, P.C.
440 S. LaSalle St., Suite 1900
Chicago, Illinois 60605



17068440150

Doc# 1706844015 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 10:47 AM PG: 1 OF 6

BIT 40013131(20)

SPECIAL WARRANTY DEED

FIRST BAPTIST CONGREGATIONAL CHURCH OF CHICAGO, an Illinois Not-for-Profit Corporation, a/k/a **FIRST BAPTIST CONGREGATIONAL CHURCH**, ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **FBCC Development Corporation (NFP)**, an Illinois not-for-profit corporation ("Grantee") having an address of 1613 W. Washington Blvd. Chicago, IL 60612, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, 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 Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in EXHIBIT B attached hereto and made a part hereof, and not otherwise.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, said Grantor has caused its name to be signed to these presents as of the 20th day of February, 2017.

FIRST BAPTIST CONGREGATIONAL CHURCH OF CHICAGO, an Illinois Not-for-Profit Corporation, a/k/a **FIRST BAPTIST CONGREGATIONAL CHURCH AND SUCCESSOR IN INTEREST OF FIRST BAPTIST CONGREGATIONAL CORPORATION**, an Illinois corporation

By: Rev. George W. Daniels
Name: Rev. George W. Daniels
Title: President

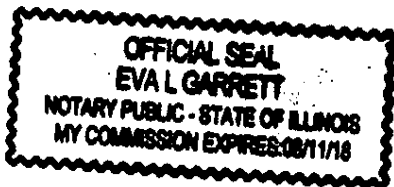
State of Illinois)
) ss:
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Rev. George W. Daniels, Pastor & President of **FIRST BAPTIST CONGREGATIONAL CHURCH OF CHICAGO**, an Illinois Not-for-Profit Corporation, a/k/a **FIRST BAPTIST CONGREGATIONAL CHURCH AND SUCCESSOR IN INTEREST OF FIRST BAPTIST CONGREGATIONAL CORPORATION**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, all for the uses and purposes set forth therein.

Given under my hand and official seal this 20th day of February, 2017

Commission expires 8-11-18

Eva L. Garrett
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

FBCC Development Corporation (NFP)
1613 W. Washington Blvd.
Chicago, IL 60612
Attn: Rev. George Daniels

REAL ESTATE TRANSFER TAX		09-Mar-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

17-07-430-002-0000 | 20170301621640 | 1-646-586-560

REAL ESTATE TRANSFER TAX		09-Mar-2017	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00*

17-07-430-002-0000 | 20170301621640 | 0-435-382-976

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

UNOFFICIAL COPY

EXHIBIT A **LEGAL DESCRIPTION**

PARCEL 1:

The East 30 feet of the Northwest Quarter of Lot 5 (Except that part taken and used for public alley) in Page and Woods Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also known as the East 30 feet of Lot 9 in Assessor's Division of Lots 3 to 7 and (except the East 30 feet) of Lot 2 in Block 64 in Page and Wood Subdivision of Blocks 50, 63 and 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-430-002

Common Address: 1655 W. Washington Blvd., Chicago, Illinois

PARCEL 2:

Lot 7 of Assessor's Division of part of Lot 2 and all of Lots 3 to 7 in Page and Woods Subdivision of Block 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-430-006

Common Address: 1647 W. Washington Blvd., Chicago, Illinois

PARCEL 3:

Lot 6 in Assessor's Division of part of Lots 3 to 7 and (Except the East 30 feet) of Lot 2 in Block 64 of Page and Woods Subdivision of Blocks 50, 63 and 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-430-007

Common Address: 1643 W. Washington Blvd., Chicago, Illinois

PARCEL 4:

The West 20.16 feet of Lot 5 in Assessor's Division of part of Lots 3 to 7 and (Except the East 30 feet) of Lot 2 in Block 64 of Page and Woods Subdivision of Blocks 50, 63 and 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-430-008

Common Address: 1641 W. Washington Blvd., Chicago, Illinois

UNOFFICIAL COPY

(continued from previous page)

PARCEL 5:

The West 10.445 feet of Lot 4 and the East 9.715 feet of Lot 5 in Assessor's Division of Lots 3, 4, 5, 6 and 7 and the West part of Lot 2 in Page and Woods Subdivision of Block 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 (Except from said above described premises that part thereof taken or used for alley) lying East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-430-009

Common Address: 1639 W. Washington Blvd., Chicago, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

1. Covenants, conditions and restrictions of record.
2. Taxes not yet due and payable.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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: February 21, 2017

By: x Rev. George W. Daniels
Rev. George W. Daniels, President

SUBSCRIBED AND SWORN TO BEFORE
THIS 21 DAY OF February, 2017.

Notary Public Tramaine A. Johnson



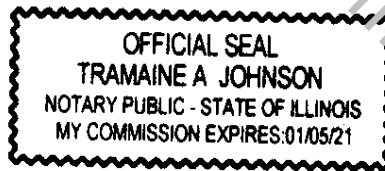
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 21, 2017

By: x Rev. George W. Daniels
Rev. George W. Daniels, President

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 21 DAY OF February, 2017.

Notary Public Tramaine A. Johnson



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.

[Attached 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.