

# UNOFFICIAL COPY



Doc# 1707606095 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 11:12 AM PG: 1 OF 4

*Parcel 3*

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

Caleb Jewell  
Applegate & Thorne-Thomsen, P.C.  
440 S. LaSalle St., Suite 1900  
Chicago, Illinois 60605

*212537*

## WARRANTY DEED

POAH Holdings, LLC, a Massachusetts limited liability company, located at 40 Court Street, Suite 700, Boston, MA 02108 ("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, and by these presents does CONVEY AND WARRANT to Woodlawn Station Preservation Associates Limited Partnership, an Illinois limited partnership, ("Grantee") and to its successors and assigns FOREVER, 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: (a) covenants, conditions and restriction of record; (b) private, public and utility easements and roads and highways, if any; (c) existing leases and tenancies, if any; (d) general real estate taxes not yet due and payable.

Address of Real Estate: SEE EXHIBIT A ATTACHED HERETO

CCRD REVIEWER *RW1870*

### REAL ESTATE TRANSFER TAX

17-Mar-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

20-23-102-017-0000 | 20170301620096 | 0-728-529-600

### REAL ESTATE TRANSFER TAX

17-Mar-2017



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

20-23-102-017-0000 | 20170301620096 | 0-074-685-120

\* 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 on the 13<sup>th</sup> day of March, 2017.

POAH Holdings, LLC

By: Preservation of Affordable Housing, Inc.,  
an Illinois not-for-profit corporation,  
a Member

By: W. Bart Lloyd  
Name: \_\_\_\_\_  
Title: W. Bart Lloyd  
Managing Director,  
Acquisitions and General Counsel

COMMONWEALTH OF MASSACHUSETTS )  
 ) SS  
COUNTY OF SUFFOLK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that W. Bart Lloyd, personally known to me to be the Managing Director, Acquisitions of Preservation of Affordable Housing, Inc., as a member of POAH Holdings, LLC, and 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 deed and as the free and voluntary act and deed of Preservation of Affordable Housing, Inc., as a member of POAH Holdings, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 13<sup>th</sup> day of March, 2017.

Commission expires 6/19/2020

Stephanie Kay Wood  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Woodlawn Station Preservation Associates  
Limited Partnership  
40 Court Street, Suite 700  
Boston, Massachusetts 02108



**STEPHANIE KAY WOOD**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 19, 2020



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## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 38 FEET OF LOT 10 AND THE NORTH 10 FEET OF LOT 11 IN BLOCK 6 IN ALFRED B. MCCHESENEY'S SUBDIVISION OF THE WEST 333.4 FEET OF THE SOUTH HALF OF THE WEST 20 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

PIN: 20-23-102-017-0000 ✓

Common Address: 6432 S. Maryland Ave., Chicago, Illinois

188432

Property of Cook County Clerk's Office

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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 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: 3-13, 2017

By: *W. Bart Lloyd*  
W. Bart Lloyd,  
Managing Director, Acquisitions  
of POAH, Inc.

SUBSCRIBED AND SWORN TO BEFORE  
THIS 13<sup>th</sup> DAY OF March, 2017.

Notary Public *Stephanie Kay Wood*



**STEPHANIE KAY WOOD**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 19, 2020



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: 3-13, 2017

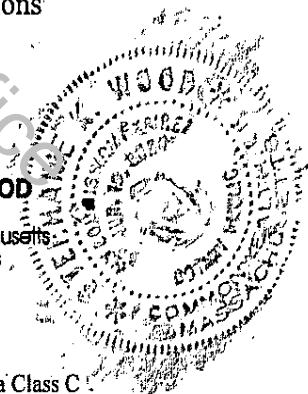
By: *W. Bart Lloyd*  
W. Bart Lloyd,  
Managing Director, Acquisitions  
of POAH, Inc.

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 13<sup>th</sup> DAY OF March, 2017.

Notary Public *Stephanie Kay Wood*



**STEPHANIE KAY WOOD**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 19, 2020



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.]