

# UNOFFICIAL COPY



\*1712234018D\*

Doc# 1712234018 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2017 09:36 AM PG: 1 OF 2

4300-467

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that TBI URBAN HOLDINGS, LLC, 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 do hereby GRANT, CONVEY and SELL to Westside Health Authority, of 4800 W. Chicago, Illinois 60651, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

Lots 21 and 22 in Foster and Vermilyea's Subdivision of the South 263.75 feet of the North 313.75 feet of the West 600.8 feet of the East 633.8 feet of the East Half of the West Half of the Northeast Quarter of Section 9, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 5051-53 W. Chicago Avenue, Chicago, IL 60651  
PIN: 16-09-202-003-0000

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

- (a) general real estate taxes for 2016 2<sup>nd</sup> Installment and subsequent years;
- (b) building lines, covenants, conditions, restrictions and easements of record; and
- (c) Building violations

4065

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 homestead from sale on execution or otherwise.

Mail Tax Bills To:

Westside Health Authority  
5051-53 W. Chicago Ave  
Chicago, IL 60651

FIRST AMERICAN TITLE

FILE # 2845167

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, 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 TBI URBAN HOLDINGS, LLC, has caused this Special Warranty Deed to be signed by a ~~Vice President~~ <sup>Sole Member</sup> on its behalf, this 14 day of May, 2017.

TBI URBAN HOLDINGS, LLC

By: [Signature]  
~~Vice President of COMMUNITY INITIATIVES, INC,~~  
 SOLE MEMBER OF TBI URBAN HOLDINGS, LLC

THIS INSTRUMENT WAS PREPARED BY:  
 Hauselman, Rappin & Olswang, Ltd.  
 29 East Madison Suite 950  
 Chicago, Illinois 60602

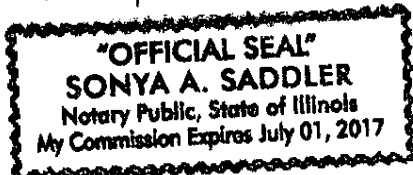
Return to:  
 Westside Health Authority  
 4800 W. Chicago Ave  
 Suite 2b  
 Chicago IL 60651

STATE OF ILLINOIS  
COUNTY OF COOK

I, Sonya A. Saddler, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that John Markowski, personally known to me to be the ~~Vice President of TBI URBAN 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 as such ~~Vice President,~~ <sup>(s)he signed</sup> and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the ~~Board of Directors~~ <sup>Sole Member</sup> of said corporation as his/her free and voluntary act and as his/her 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 14 day of May, 2017.

\* COMMUNITY INITIATIVES, INC.  
 SOLE MEMBER  
 OF



[Signature]  
 Notary Public

REAL ESTATE TRANSFER TAX		02-May-2017
CHICAGO:		562.50
CTA:		225.00
TOTAL:		787.50 *

REAL ESTATE TRANSFER TAX		02-May-2017
COUNTY:		37.50
ILLINOIS:		75.00
TOTAL:		112.50

16-09-202-003-0000 | 20170501647953 | 1-111-638-464

16-09-202-003-0000 | 20170501647953 | 0-232-276-416

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