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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

*1729934679Da

Doc# 1729034070 Fee \$48.00

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

AFFIDAUIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 02:33 PM PG: 1 OF 6

CT In Bresswallert

THE GRANTOP. The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, A Corporation, an Pinnois not-for-profit corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, by the Grantec, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, 201 S. Ashland LLC, an Illinois limited liability company, its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

PIN: 17-17-110-001-0000

Address of Real Estate: 201 S. Ashland Avenue, Chicag v. 11 60607

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, 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 successors and assigns, FOREVER.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to end 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 that the Grantor will WARRANT and DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

Those matters set forth on Exhibit "B" as Permitted Exceptions attached hereto.

THE PROPERTY IS NOT A HOMESTEAD PROPERTY.

Exempt under Paragraph b, Section 4 of the Real Estate Transfer Tax Act of Illinois.

Date:

,2017

Grantor/Crantee/Representative

PGGG SC

1729034070 Page: 2 of 6

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed this 57% day of October, 2017

> The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, A Corporation, an Illinois not-for-profit corporation /

Name

Title:

State of Illinois)

County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jeffrey D. Lee, the President of The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, A Corporation, an Illinois not fo -profit corporation, personally known to me to be the same persons whose name is subscribed to in the feregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

day of October Given under my hand and official seal this 67^{1}

My commission expires: 10/29/2020

This instrument was prepared by:

Marc W. O'Brien, Esq. Bronson & Kahn LLC 150 North Wacker Drive, Suite 1400 Chicago, Illinois 60606

Record and Mail to:

Herbert A. Kessel, Esq. Beermann, Pritikin, Mirabelli, Swerdlove LLP 161 N. Clark Street, Suite 2600 Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		10-Oct-2017
	CHICAGO:	25,875.00
	CTA:	0.00
	TOTAL:	25,875.00 *

17-17-110-001-0000 20170901630165 1-019-924-416

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

OFFICIAL SEAL ANNE COTHRAN Notary Public - State of Illinois My Commission Expires 10/28/2020

Send Subsequent Tax Bills to:

201 S. Ashland LLC 1538 W. Adams Street Chicago, Illinois 60607

REAL ESTATE	TRANSFER TAX		10-Oct-2017
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-17-110-001-0000

20170901630165 0-653-414-336

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EXHIBIT A

Legal Description

LOTS 1, 2, AND THE NORTH 3 FEET OF LOT 3 IN THE RESUBDIVISION OF LOTS 17 TO 37 INCLUSIVE, IN BLOCK 19 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-17-110-001-0000

Sestate.

Cook County Clarks Office Address of Real Estate: 201 S. Ashland Avenue, Chicago, IL 60607

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EXHIBIT B

Permitted Exceptions

- 1. General real estate taxes for the year 2017 not yet due or payable.
- 2. Building line 20 feet back from the North line of Lot 1 as shown on the Survey by Gremley & Biedermann, Order No. 2016-22941-001, dated September 7,2016.
- 3. Violation of the building line noted above by the Stone Church Building as shown on plat of survey prepared by Gremley & Biedermann dated May 25, 2017 as order no. 2017-24020-001.
- 4. An encroachment of the Stone Church Building situated on land adjoining to the North by approximately 0.24 feet to 0.35 feet into or onto said Land, as disclosed by Survey prepared by Gremley & Biedermann dated May 25, 2017 as order no. 2017-24020-001.
- 5. An encroachment of the Stone Church Building situated on land adjoining to the East by approximately 0.07 feet to 2.28 feet into or onto said Land, as disclosed by Survey prepared by Gremley & Biedermann dited May 25, 2017 as order no. 2017-24020-001.
- 6. Ordinance of the City Council of the City of Chicago approving the redevelopment plan and feasibility of relocation for Neignborhood Development Program Project Central West, recorded July 15, 1969 as document 20900204
- 7. Notice of Landmark Designation Jackson Eoulevard District recorded October 19, 1998 as Document No. 98936933.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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, 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: Ochbar 5, 2017

Signature:

SUBSCRIBED AND SWORN TO BEFORE ME

BY THE SAID

this 54 day of Ostiber

2017

NOTARY PUBLIC

OFFICIAL SEAL
ANNE COTHRAN
Notary Public - State of Illinois
My Commission Expires 10/28/2020

The Grantee or his/her agent affirm: that, to the best of his/her 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 of acquire title to real estate under the laws of the State of Illinois.

Dated: Ochsbe

126 5 2017

Signature:

SUBSCRIBED AND SWORN TO BEFORE ME

BY THE SAID

this day

, 2017

"OFFICIAL SEA CHERYL L. BRA

Notary Public, State of min Notary Public, State of My Commission Expires 05/05/19

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class of Misdemeanor for the first offense and of a class A Misdemeanor for subsequent offense.

(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)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS) ss COUNTY OF COOK)

The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, A Corporation, an, an Illinois not for profit corporation, being duly sworn on oath, states that it has an office at 65 East Huron Street, Chicago, Illinois 60611 and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

1. The division or subdivision of land into parcels or tracts of 5 aces or more in size which does not involve any new streets or easements of access.



The division of lots or blocks of less than 1 acre in any recorded subdivision, which does not involve any new streets or ecsements of access.

- 3. The sale or exclarge of parcels of land between owners of adjoining and contiguous land.
- 4. The conveyance of prace's of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
- The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or casements of access.
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.



Conveyances made to correct descriptions in prior conveyances.

The sale or exchange of parcels or tracts of land tollowing the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not revolving any new streets or easements of access.

The sale of a single lot of less than 5 acres from a larger treet when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

This document may be signed in any number of identical counterparts, which shall, taken together constitute one and the same instrument.

The Bishop and Trustees of the Protestam F.pu copal Church in the Diocese of Chicago, A Corporation, an Illinois not for profit corporation

Bv:

Marc W. O'Blien, Asst. Secretary

Subscribed and sworn before me this 5th day of October, 2017

Notary Public

"OFFICIAL SEAL"
HARLAN KAHN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/24/2018