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Doc# 1729334066 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2017 01:59 PM PG: 1 OF 6

Prepared by:

VFC Properties 10 LLC
Steve Lauer on behalf of VFC
One Alliance Center
3500 Lenox Road, Suite G1
Atlanta, Georgia 30326

After recording please return to:

Kingdom of God Power & Life Ministries
11520 S. LaSalle St.
Chicago, IL 60628

8985599 AM
1072

SPECIAL WARRANTY DEED

THE GRANTOR(S): VFC PROPERTIES 10 LLC, a Delaware limited liability company whose address is One Alliance Center, 3500 Lenox Road, Suite G1, Atlanta, Georgia 30326, grants, bargains, sells, and conveys to Kingdom of God Power & Life Ministries, an Illinois not-for-profit corporation, whose address is 11520 S. LaSalle St., Chicago, IL 60628 ("Grantee"), Grantor for the consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, sells, remises, releases, alienates and conveys to Grantee all of the real estate situated in the County of Cook, State of Illinois and legally described on Exhibit A attached hereto and made a part hereof with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property"), together with all and singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever subject only to the Permitted Encumbrances set forth in Exhibit B attached hereto.

1. Ad valorem taxes on the above-described Property are assumed by Grantee and Grantee covenants and promises to pay the same.
2. GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW WITH RESPECT TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING: (i) TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE OF THIS DEED), (ii) HABITABILITY,

Box 400

CCRD REVIEW

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MERCHANTABILITY OR SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE, (iii) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, WATER, DRAINAGE AND GRADING, SOIL AND GEOLOGY, ZONING, LOCATION OF CEMETERIES, UTILITY AVAILABILITY OR HOOK-UP, EASEMENT RIGHTS, FLOOD PLAINS (OR PORTIONS OF THE PROPERTY IN A FLOOD PLAIN) AND THE COSTS AND REQUIREMENTS OF SAME, ACCESS TO STREETS, COSTS OF UTILITIES, LOCATION OF CURB CUTS AND MEDIAN BREAKS IN STREETS, SEWAGE FACILITIES (INCLUDING, WITHOUT LIMITATION, AVAILABILITY OR NONAVAILABILITY OF APPROPRIATE WATER AND SEWER CAPACITY) OR OTHER GOVERNMENTAL RIGHTS OR OBLIGATIONS, (iv) COMPLETENESS, ACCURACY OR APPROVAL OF PERMITS, SURVEYS, PLATS, PRELIMINARY PLATS, POLLUTION ABATEMENT PLANS, SUBDIVISION PLANS OR REPORTS CONCERNING THE PROPERTY, (v) TAX CONSEQUENCES, (vi) COMPLIANCE OF ALL OR ANY PART OF THE PROPERTY WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS WITH RESPECT TO HEALTH, THE ENVIRONMENT, ENDANGERED SPECIES AND WETLANDS (COLLECTIVELY, "ENVIRONMENTAL LAWS") INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED, THE ENDANGERED SPECIES ACT (16 U.S.C. §1531, ET SEQ.), AS AMENDED, ANY STATE WATER, NATURAL RESOURCE OR SOLID WASTE DISPOSAL CODE OR ACT, AS AMENDED, (vii) THE EXISTENCE OF ASBESTOS, OIL, ARSENIC, PETROLEUM OR CHEMICAL LIQUIDS OR SOLIDS, LIQUID OR GASEOUS PRODUCTS OR HAZARDOUS SUBSTANCES OR MATERIALS AS THOSE TERMS AND SIMILAR TERMS ARE DEFINED OR USED IN APPLICABLE ENVIRONMENTAL LAWS, (viii) NATURE AND EXTENT OF ACCESS TO RIGHTS-OF-WAY OR UTILITIES, AVAILABILITY OF PERMITS TO ACCESS RIGHTS-OF-WAY OR UTILITIES ON THE PROPERTY, THE SELLER RETAINED PROPERTY OR LAND OWNED BY THIRD PARTIES; RIGHTS-OF-WAY, LEASES, ENCUMBRANCES, LICENSES, RESERVATIONS, CONDITIONS OR OTHER SIMILAR MATTERS, (ix) COMPLIANCE WITH ANY LAW, ORDINANCE OR REGULATION OF ANY GOVERNMENTAL ENTITY OR BODY, OR (x) PROPERTY OWNER CLAIMS OR CLAIMS, DEMANDS, OR OTHER MATTERS BY, AGAINST OR WITH RESPECT TO ANY PROPERTY OWNERS ASSOCIATION OR RELATING TO ANY RESTRICTIVE COVENANTS ENCUMBERING THE PROPERTY. SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, AND ANY AND ALL WARRANTIES AND COVENANTS ARISING UNDER STATE LAW DO NOT APPLY TO THIS CONVEYANCE. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS HAD THE FULL, COMPLETE AND UNFETTERED RIGHT TO INSPECT THE PROPERTY TO

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GRANTEE'S SATISFACTION AND THAT THE PURCHASE PRICE PAID FOR THE PROPERTY WAS IN PART BASED UPON THE FACT THAT THIS CONVEYANCE WAS MADE BY GRANTOR WITHOUT WARRANTY OR REPRESENTATION (EXCEPT THE SPECIAL WARRANTY OF TITLE). BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS RELIED ONLY UPON GRANTEE'S OWN INSPECTIONS AS TO THE CONDITION OF THE PROPERTY, OR ITS OWN DECISION NOT TO INSPECT ANY MATTER.

Grantor warrants and forever defends all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Permitted Encumbrances, when the claim is by, through or under Grantor but not otherwise:

When the context requires, singular nouns and pronouns include the plural.

Property of Cook County Clerk's Office

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EXECUTED this 18th day of October, 2017.

GRANTOR:

VFC Properties 10 LLC

By: VFC Partners, GP, LLC, managing member

Bethanie M. Anderson

By: Bethanie M. Anderson

Title: Vice President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

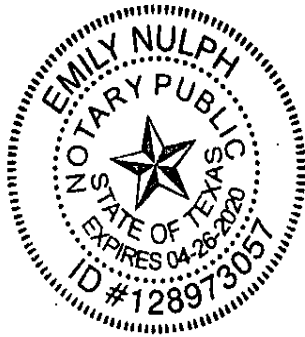
BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Bethanie M. Anderson, who is a Vice President for VFC Partners GP, LLC, a Delaware limited liability company, managing member of VFC Properties 10 LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity there in stated.

Given under my hand and seal of office this 18th day of October, 2017.

Emily Nulph

Notary Public, State of Texas

My Commission expires: 4/26/20



REAL ESTATE TRANSFER TAX 20-Oct-2017



CHICAGO: 412.50
CTA: 161.00
TOTAL: 577.50*

25-22-102-020-0000 | 20171001640573 | 0-662-896-372

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

REAL ESTATE TRANSFER TAX 20-Oct-2017



COUNTY: 27.50
ILLINOIS: 55.00
TOTAL: 82.50

25-22-102-020-0000 | 20171001640573 | 0-625-803-296

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EXHIBIT A

To Special Warranty Deed

Property Description

LOT 7 AND THE WEST 1/2 OF LOT 6 IN BLOCK 2 IN EGAN'S ADDITION TO ROSELAND, BEING A SUBDIVISION OF PART OF LOT 1 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 115-119 E. 111th Street, Chicago, Illinois 60628.

Permanent index number:
25-22-102-020-0000

Property of Cook County Clerk's Office

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EXHIBIT B

To Special Warranty Deed

Permitted Encumbrances

1. Subject to any easements, rights-of-way, roadways, encroachments, encumbrances, violations, variations, rights, interests, claims, facts or adverse circumstances that could be disclosed by an accurate and complete survey and/or physical inspection of the Property.
2. Easements and rights of way or claims of easements and rights of way including those for utilities servicing the Property.
3. Taxes and assessments by any taxing authority and sewer and water charges for the 2017 tax year, and subsequent years; subsequent retroactive and/or additional taxes, assessments, interest and penalties by any taxing authority for prior years and the current year due to change in land usage, ownership or valuation, or because of improvements not assessed or under assessed for a previous tax year and/or the current year or imposed by adjustment, reappraisal, reassessment, appeal, amendment to the tax records or otherwise; and prior years taxes, assessments, water and sewer charges not paid at closing.
4. Rights of tenants or parties in possession.
5. Rights, public and private, in and to roads or alleyways abutting or adjoining the Property.
6. Easement, or claims of easements, not shown by public records.
7. Existing building and zoning ordinances, laws, regulations and ordinances of municipal and other governmental authorities.
8. Discrepancies, conflicts and shortages in area or boundary lines, or any encroachments or any overlapping of improvements.
9. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Special Service Area Number 40, The City of Chicago, recorded as Document Number 0635431074.
11. The Property lies within the boundaries of a Special Service Area 40 as disclosed by Ordinance recorded as Document 0635431074.
12. The Property lies within the boundaries of a Special Service Area 71 as disclosed by Ordinance recorded as Document 1636218006.