



17298151220

Doc# 1729815122 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 01:43 PM PG: 1 OF 5

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CLA 267

4300-480

SPECIAL WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that Community Initiatives, Inc., 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 does hereby GRANT, BARGAIN and SELL to Chicago Title Land Trust Company, as Trustee under Trust Agreement dated June 22, 2017 and known as Trust Number 8002375118, GRANTEE, of 10 S. LaSalle Street, Chicago, Illinois, 60603, its successor or successors, all of the following described premises situated in Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT A

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

- (a) general real estate taxes for 2017 and subsequent years;
- (b) building violations and building violation proceedings;
- (c) terms, provisions, conditions and restrictions contained in Regulatory Agreement recorded as document numbers 00960386 and 00960387; and
- (d) covenants, restrictions, building lines and encroachments of record.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend

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leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 homesteads from sale on execution or otherwise.

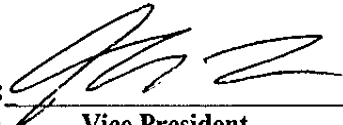
And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, successors and assigns, only that:

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.

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IN WITNESS WHEREOF, the said Community Initiatives, Inc., has caused these presents to be signed by its Vice President on its behalf, this 31 day of August, 2017.

Community Initiatives, Inc.

By: 
Its: Vice President

STATE OF ILLINOIS

COUNTY OF COOK

I, Jennifer M. Caputo, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jonah Hess personally known to me to be the Vice President of Community Initiatives, Inc., 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 severally acknowledged that as such Vice President (s) he signed 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 of said corporation as her/his free and voluntary act and as the 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 31st day of August, 2017.





Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Hauselman, Rappin & Olswang, Ltd.
29 East Madison, Suite 950
Chicago IL 60602



Mail to:

Paul Davis
Applegate & Thorne Thomsen
440 S LaSalle, Suite 1900
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		08-Sep-2017
	CHICAGO:	11,696.25
	CTA:	4,678.50
	TOTAL:	16,374.75 *

20-21-106-007-0000 | 20170901620044 | 1-496-853-440

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

REAL ESTATE TRANSFER TAX		08-Sep-2017
 	COUNTY:	779.75
	ILLINOIS:	1,559.50
	TOTAL:	2,339.25

20-21-106-007-0000 | 20170901620044 | 0-423-111-616

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PARCEL 1:

LOT 33 AND 34 IN BLOCK 2 IN UNIVERSITY SUBDIVISION OF ENGLEWOOD, BEING THE EAST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 32 AND THE NORTH 8.33 FEET OF LOT 31 IN BLOCK 2 IN UNIVERSITY SUBDIVISION OF ENGLEWOOD BEING THE EAST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1, 2, 3, 4, 5 AND 6 AND NORTH 16.66 FEET OF LOT 7 IN BLOCK 6 IN UNIVERSITY SUBDIVISION OF ENGLEWOOD, BEING THE EAST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 14, 15 AND 16 IN BLOCK 6 IN UNIVERSITY SUBDIVISION OF ENGLEWOOD, BEING THE EAST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 17 AND 18, IN BLOCK 6 IN UNIVERSITY SUBDIVISION OF ENGLEWOOD, BEING THE EAST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 15 AND 16 IN HELEN S. NEELEY'S RESUBDIVISION OF THE SOUTH 1/2 OF BLOCKS 11 AND 12 IN LINDEN GROVE SUBDIVISION (EXCEPT THE NORTH 30.00 FEET AND THE EAST 158.00 FEET OF THE SOUTH 1/2 OF SAID BLOCK 11 AND THE NORTH 30.00 FEET AND THE WEST 97.00 FEET OF THE SOUTH 1/2 OF SAID BLOCK 12) IN THE SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 7:

NORTH 1/2 OF LOT 19 IN BLOCK 12 IN HELEN S. NEELEY'S RESUBDIVISION OF SOUTH 1/2 OF BLOCKS 11 AND 12 IN LINDEN GROVE SUBDIVISION (EXCEPT NORTH 30 FEET AND EAST 158 FEET OF SOUTH 1/2 OF SAID BLOCK 11 AND NORTH 30 FEET AND WEST 97 FEET OF THE SOUTH 1/2 OF SAID BLOCK 12) IN LINDEN GROVE SUBDIVISION, BEING THE NORTHWEST 35 ACRES OF THE SOUTH 90 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 8:

THE SOUTH 1/2 OF LOT 19 IN HELEN S. NEELEY'S RESUBDIVISION OF THE SOUTH 1/2 (EXCEPT THE NORTH 30 FT, & THE EAST 158 FT, THEREOF) IN BLOCK 11 & THE SOUTH 1/2 (EXCEPT THE NORTH 30 FT. & THE WEST 97 FT THEREOF) OF BLOCK 12 IN LINDEN GROVE, A SUBDIVISION OF THE SOUTH 90 ACRES & THE WEST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

PARCEL 9:

LOT 20 IN HELEN S. NEELEY'S RESUBDIVISION OF THE SOUTH 1/2 OF BLOCKS 11 AND 12 IN LINDEN GROVE SUBDIVISION (EXCEPT THE NORTH 30 FEET AND THE EAST 158 FEET OF THE SOUTH HALF OF SAID BLOCK 11 AND THE NORTH 30 FEET AND THE WEST 97 FEET OF THE SOUTH HALF OF SAID BLOCK 12) IN LINDEN GROVE SUBDIVISION, BEING THE N.W. 35 ACRES AND THE SOUTH 90 ACRES OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6333-6341 S. NORMAL, Chicago, IL 60621, 6400-6414 S. NORMAL, Chicago, IL 60621, 6434-6442 S. NORMAL, Chicago, IL 60621, 6532-6540 S. NORMAL, Chicago, IL 60621, 6552-6558 S. NORMAL, Chicago, IL 60621

Property Index No. 20-21-106-007, 20-21-106-008, 20-21-112-024, 20-21-112-030, 20-21-112-031, 20-21-112-032, 20-21-120-022, 20-21-120-023, 20-21-120-027, 20-21-120-028, 20-21-120-029