

2017 17000124

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 1730446057 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/31/2017 09:16 AM Pg: 1 of 5

Dec ID 20171001633089
ST/CO Stamp 0-055-549-984
City Stamp 1-830-051-872

KNOW ALL MEN BY THESE PRESENTS that **LAWNDALE CHRISTIAN HEALTH CENTER**, an Illinois not-for-profit corporation ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS to its affiliate, **LCHC PROPERTIES, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, ("Grantee"), whose address is 3860 W. Ogden Avenue, Chicago, Illinois 60623, the following described premises situated in Cook County, Illinois:

CITIC

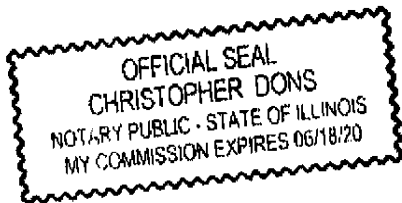
Legal Description Attached Hereto As Exhibit A

Address of Property: 3553, 3555, 3561 and 3567 W. Ogden Ave. Chicago, Illinois 60623
Permanent Index Number: See Attached Exhibit A

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining unto Grantee, its successors and assigns forever, subject to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its 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 (subject to the encumbrances set forth on Exhibit B attached hereto); and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 17th day of October, 2017.



LAWNDALE CHRISTIAN HEALTH CENTER,
an Illinois not-for-profit corporation

By: [Signature]
Bruce Miller, Chief Executive Officer

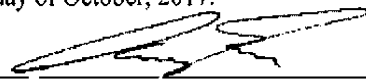
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State of ILLINOIS)ss.
County of COOK)

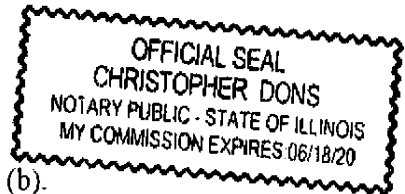
I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Bruce Miller, the Chief Executive Officer of Lawndale Christian Health Center, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his capacity as Chief Executive Officer of such corporation, as his free and voluntary act and as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of October, 2017.

Commission expires JUNE 18th, 2020

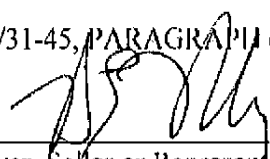


NOTARY PUBLIC



THIS CONVEYANCE IS EXEMPT UNDER 35 ILCS 200/31-45, PARAGRAPH (b).

Date: October 17th, 2017



Buyer, Seller or Representative

This instrument prepared by: Attorney Kevin A. Martin, Foley & Lardner LLP, 150 E. Gilman Street, Madison, WI 53703.

After recording mail to: LCHC Properties, LLC, c/o Christopher Dons, CFO, 3860 W. Ogden Avenue, Chicago, Illinois 60623.

Send subsequent tax bills (if applicable) to: LCHC Properties, LLC, c/o Christopher Dons, CFO, 3860 W. Ogden Avenue, Chicago, Illinois 60623.

REAL ESTATE TRANSFER TAX		27-Oct-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00

16-23-415-002-0000 | 20171001633089 | 1-830-051-872
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Oct-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

16-23-415-002-0000 | 20171001633089 | 0-055-549-984

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 2 AND 3 IN FELEKY'S RESUBDIVISION OF LOTS 23 TO 31 BOTH INCLUSIVE IN NETTIE KEENER KEITH'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WEST PLANK ROAD OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 'A' AND 'B' IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN SAID PARTITION (EXCEPT THE ELEVATED RAILROAD RIGHT OF WAY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN RESUBDIVISION OF LOTS 23 TO 31 BOTH INCLUSIVE IN NETTIE KEENER KEITH'S SUBDIVISION OF LOT 4 IN PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WEST PLANK ROAD OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOTS 'A' AND 'B' IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN SAID PARTITION (EXCEPT THE ELEVATED RAILROAD RIGHT OF WAY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 21 (EXCEPT THAT PART LYING NORTH OF A LINE PARALLEL WITH THE MOST NORTHERLY LINE OF LOT 21 AND RUNNING WEST ACROSS SAID LOT FROM A POINT BY THE EAST LINE OF SAID LOT 21, 35 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 21) AND ALL OF LOT 22 IN NETTIE KENER KEITH'S SUBDIVISION OF LOT 4 IN PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WEST PLANK ROAD OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 'A' AND 'B' IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN SAID PARTITION (EXCEPT THE ELEVATED RAILROAD RIGHT OF WAY), ALL IN COOK COUNTY, ILLINOIS.

PINS:

16-23-415-002-0000
16-23-415-003-0000
16-23-415-004-0000
16-23-415-005-0000
16-23-415-072-0000

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Exhibit B

Permitted Exceptions

1. Notice of Federal Interest recorded with the Cook County Recorder of Deeds on July 11, 2017, as Document No. 1719229014, as affected by Consent and Subordination Agreement recorded with the Cook County Recorder of Deeds on September 12, 2017, as Document No. 1725517043.
2. Rights of Grantor, as tenant, pursuant to Master Lease of even date herewith between Grantor and Grantee.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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 or acquire title to real estate under the laws of the State of Illinois.

Dated: October 17th, 2017

Signature of Grantor:



LAWNDALE CHRISTIAN HEALTH CENTER,
an Illinois not-for-profit corporation

By: [Signature]
Bruce Miller, Chief Executive Officer

Subscribed and sworn to before me this 17th day of October, 2017

Notary Public [Signature]

The grantee or its 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 title to real estate under the laws of the State of Illinois.

Dated: October 17th, 2017

Signature of Grantee:



LCHC PROPERTIES, LLC,
an Illinois limited liability company

By: Lawndale Christian Health Center
Its: Sole Member

By: [Signature]
Bruce Miller, Chief Executive Officer

Subscribed and sworn to before me this 17th day of October, 2017

Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.