

# UNOFFICIAL COPY

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 09:10 AM PG: 1 OF 4

Above space for Recorder's use only.

## SPECIAL WARRANTY DEED

THE GRANTOR, **YESHIVA OHR BORUCH, THE VEITZENER CHEDER, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION**, of the City of Chicago, COUNTY OF COOK, and STATE OF ILLINOIS, for and in consideration of Ten (\$10.00) Dollars, or other consideration in hand paid, CONVEYS and WARRANTS to **SANGAMON PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, GRANTEE, all interest in the following described Real Estate situated in the COUNTY OF COOK and STATE OF ILLINOIS to wit:

Lots 10, 11, 12 and the North 44.10 feet of Lot 13 in Block 15 in Cochran's Second addition to Edgewater in the East 1/2 of Fractional Section 5, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois subject to general real estate taxes for 2018 and subsequent years, and those matters listed on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 14-05-214-030 and 14-05-214-031

Address(es) of real estate: 5948-60 N. Sheridan Road. Chicago. Illinois 60660-3644

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

Dated this 2<sup>nd</sup> date of March 2018.

*Box 400*

*18063210N E LK D Corp*

YESHIVA OHR BORUCH, THE  
VEITZENER CHEDER, INC., AN  
ILLINOIS NOT-FOR-PROFIT  
CORPORATION

By: *[Signature]*

Exempt under provisions of Paragraph B,  
Section 4, Real Estate Transfer Tax Act.

*3/2/18* *[Signature]*  
Date Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SEC. 4-01  
GRAPH B  
CHICAGO TRANSFER TAX  
*3/2/18*  
DATE BUYER, SELLER, REPRESENTATIVE

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## EXHIBIT A PERMITTED EXCEPTIONS

1. Zoning laws and ordinances.
2. Acts done by buyer.
3. All special governmental taxes or assessments confirmed and unconfirmed.
4. General real estate taxes not yet due and payable at the time of closing.
5. Existing unrecorded leases, if any, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
6. Covenants, conditions and restrictions contained in warranty deed from John A. McDowell to August Esch dated September 18, 1896 and recorded October 12, 1906 as document number 3938415 that no spirituous or malt liquors shall be sold on any part of the land.  
(Affects lot 10)
7. Covenants conditions and restrictions in Warranty Deeds from Mary R. Fisher and Edward A. Fisher to William P. Doerr dated April 7, 1906 and recorded April 9, 1906 as document number 3843464 and from William P. Doerr to Charles Cretors dated April 12, 1906 and recorded May 3, 1906 as document number 3856636 that no spirituous or malt liquors shall be sold on the land at any time.  
(Affects Lots 11, 12, and 13)
8. Matters shown on the plat of survey by Webster, McGrath & Ahlberg Ltd. dated January 3, 2017, as document number 43929.

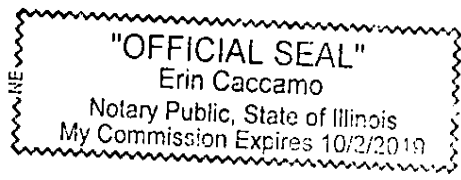
# UNOFFICIAL COPY STATEMENT BY GRANOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 2, 2018 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said LINDA KENT  
this 8 day of March

2018  
[Signature]  
Notary Public

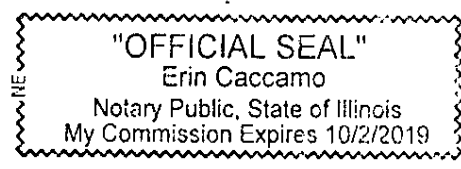


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 2, 2018 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said LINDA KENT  
this 8 day of March

2018  
[Signature]  
Notary Public



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

[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.]