

# UNOFFICIAL COPY

**PREPARED BY:**

Pluymert, MacDonald, Hargrove & Lee Ltd.  
2300 Barrington Road, Suite 220  
Hoffman Estates, IL 60169



\*1814134011D\*

**MAIL TAX BILL TO:**

First Spaulding Avenue Church of God  
3305 W. Division Street  
Chicago, IL 60651

Doc# 1814134011 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/21/2018 09:28 AM PG: 1 OF 4

**MAIL RECORDED DEED TO:**

Pluymert, MacDonald, Hargrove & Lee Ltd.  
2300 Barrington Road, Suite 220  
Hoffman Estates, IL 60169

FIRST AMERICAN TITLE  
FILE# 2914542

3305

**QUITCLAIM DEED**

Statutory (Illinois)

THE GRANTOR(S), SPAULDING AVENUE CHURCH OF GOD, an Illinois not for profit corporation, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to FIRST SPAULDING AVENUE CHURCH OF GOD, an Illinois not for profit corporation, of 3305 W. Division Street, Chicago, IL 60651, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOTS 6 AND 7 IN E. WALTER HERRICKS SUBDIVISION OF BLOCK 6 IN SUPREME COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-02-409-008-0000

Property Address: 3305 W. DIVISION <sup>Street</sup> AVENUE, CHICAGO, IL 60651

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

The conveyance hereunder is further subject to the following covenants:

- (A) The First Spaulding Avenue Church of God Board of Trustees shall have full right, power, and authority to sell, exchange, transfer, encumber, and convey said property or to borrow money and mortgage or pledge the said real estate for the repayment of the same and to execute all necessary deeds, encumbrances, mortgages, conveyances, and so forth, provided the proposition shall first be presented to a regular or called conference of First Spaulding Avenue Church of God, presided over and approved by the territorial overseer of the Church of God (Cleveland, Tennessee, U.S.A.), or one whom he may appoint, and the proposition approved by two-thirds of all members of the First Spaulding Avenue Church of God present and voting. Certification is to be given in writing by the territorial overseer that this transaction is in the best interest of the Church of God (Cleveland, Tennessee, U.S.A.), provided that he approves such action.
- (B) If the local congregation at First Spaulding Avenue Church of God shall at any time cease to function or exist, or shall act contrary to Church of God polity, or separate from the Church of God (Cleveland, Tennessee, U.S.A.), then First Spaulding Avenue Church of God Board of Trustees shall hold title to said real estate, including personal property, for the Church of God (Cleveland, Tennessee, U.S.A.) generally in the territory where said real estate is located, and said trustees shall convey the said real estate upon demand to the Board of Trustees of the Church of God (Cleveland, Tennessee, U.S.A.) in said territory, which said territorial board shall be authorized to use said real estate and personal property, or the proceeds derived from the sale of same (said territorial board being authorized to

Ru 4

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sell and convey the said real estate and personal property at any time after title is vested in it), for the use and benefit of the Church of God (Cleveland, Tennessee, U.S.A.) in that territory generally; or for the founding of another Church of God (Cleveland, Tennessee, U.S.A.) in the same territory, or for the promotion of another Church of God (Cleveland, Tennessee, U.S.A.) already existing.

- (C) If at any time the First Spaulding Avenue Church of God Board of Trustees shall cease to exist or perform its duties for any reason, then the territorial overseer of the Church of God (Cleveland, Tennessee, U.S.A.) in the territory in which said real estate is located shall have the authority to declare all offices on the said First Spaulding Avenue Church of God Board of Trustees vacant, and the Board of Trustees of the Church of God for that territory shall automatically then hold title to said property as evidenced by an appropriate instrument filed in the local county register of deeds.
- (D) The limitations set forth herein are those appearing in the *Minutes* of the International General Assembly of the Church of God (Cleveland, Tennessee, U.S.A.) most currently in effect.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 18-May-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-02-409-008-0000 | 20180401653592 | 1-126-821-152

REAL ESTATE TRANSFER TAX 18-May-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-02-409-008-0000 | 20180401653592 | 1-026-157-856

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

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Exempt under provisions of Paragraph <sup>B</sup> Sec. 4. of the Real Estate Transfer Act.

4/16/18  
Date

Tammy Arias  
Grantor or Agent

Dated this 16<sup>th</sup> Day of April 20 18

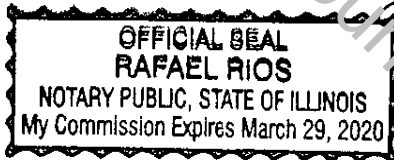
SPAULDING AVENUE CHURCH OF GOD, an Illinois not for profit corporation

By: Tammy Arias  
As Pastor and duly authorized officer of Spaulding Ave. Church of God

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that TONNY ARIAS, of the SPAULDING AVENUE CHURCH OF GOD, an Illinois not for profit corporation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16<sup>th</sup> Day of April 20 18



Rafael Rios  
Notary Public  
My commission expires: 3-29-20

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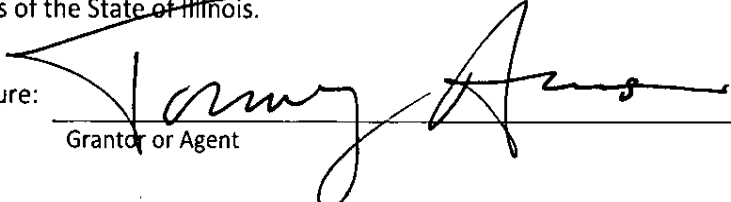
**CHICAGO TITLE**

## CHICAGO TITLE INSURANCE COMPANY

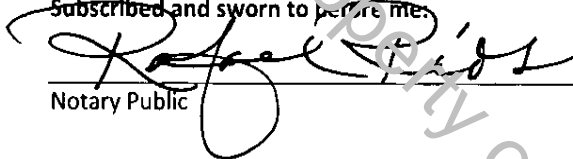
### STATEMENT BY GRANTOR AND GRANTEE

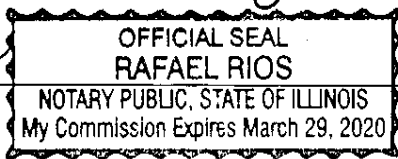
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: **APRIL 16, 2018**

Signature:   
Grantor or Agent

Subscribed and sworn to before me:

  
Notary Public




**APRIL 16, 2018**

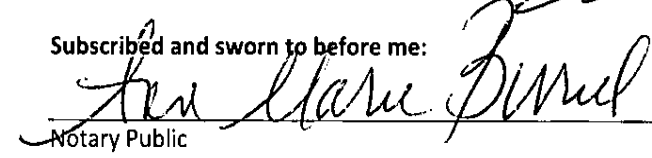
Date

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: **APRIL 16, 2016**

Signature:   
Grantor or Agent

Subscribed and sworn to before me:

  
Notary Public

**APRIL 16, 2016**

Date

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

