

# UNOFFICIAL COPY

This Instrument Prepared By:  
Fuchs & Roselli, Ltd.  
Michael T. O'Connor, Esq.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606

Doc#. 1917555039 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/24/2019 11:11 AM Pg: 1 of 4

Dec ID 20190601607328  
ST/CO Stamp 1-525-428-320 ST Tax \$905.00 CO Tax \$452.50  
City Stamp 0-058-151-008

When Recorded Return To:  
David D. Gorr & Associates  
David D. Gorr, Esq.  
205 West Randolph Street, Suite 850  
Chicago, Illinois 60606

06/19/2019 495 LD  
AEM 1A

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15<sup>th</sup> day of June, 2019, by JAMES BOLDUC, as to an undivided eight percent (80%), with a mailing address of 390 Big Dutch Drive, Kamas, Utah 84036, and STEVEN CASPER, as to an undivided twenty percent (20%), with a mailing address of 1639 West Walnut Street, Chicago, Illinois 60612 (collectively, "Grantor"), to and in favor of HISPANIC MANAGEMENT ORGANIZATION, INC., an Illinois not-for-profit corporation ("Grantee"), with an office located at 2755 West Armitage Avenue, Chicago, Illinois 60647.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby CONVEY AND WARRANT unto Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property located in Cook County, Illinois which is legally described on Exhibit A attached hereto and made a part hereof (the "Land") together with all improvements thereon, if any, and all privileges, rights, easements, hereditaments, and appurtenances thereunto belonging, and all right, title and interest of Grantor in and to all streets, alleys, passages and other rights-of-way included therein or adjacent thereto (the "Real Property"). This is not Homestead Property.

TO HAVE AND TO HOLD the Real Property unto Grantee and Grantee's successors and assigns FOREVER.

And Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Real Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Real Property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning the Real Property by, through or under the Grantor, subject, however, to the Permitted Exceptions.

EXEMPT UNDER MUNICIPAL CODE OF CHICAGO 3.33.060 (L)

David D. Gorr  
Agent

6/19/2019  
Date

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

GRANTOR:

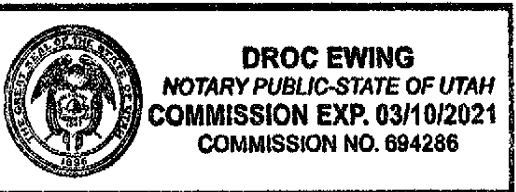
James P. Bolduc  
James Bolduc

Steven Casper  
Steven Casper

STATE OF Utah )  
 ) SS.  
COUNTY OF Summit )

I, the undersigned, a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that **James Bolduc** being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of June, 2019.



Darcy S.  
Notary Public

My Commission expires: 03-10-2021

STATE OF IL )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for and residing in said County in the State aforesaid, do hereby certify that **Steven Casper** being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of June, 2019.

William T. Orma  
Notary Public

My Commission expires: 5/3/20

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 11 (EXCEPT THE EAST 15 FEET), 12, 13, AND 31 THROUGH 37 BOTH INCLUSIVE ALL IN BLOCK 15 IN THE SUBDIVISION BY THE TRUSTEE'S OF WEST CHICAGO LAND COMPANY OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4734 West Chicago Avenue, Chicago, Illinois 60651  
4731 West Rice Street, Chicago, Illinois 60654

P.I.N.s: 16-03-314-023-0000  
16-03-314-024-0000  
16-03-314-025-0000  
16-03-314-026-0000  
16-03-314-034-0000  
16-03-314-005-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (1) General real estate taxes not yet due and payable.
- (2) Taxes or special assessments which are not shown as existing liens by the public record.
- (3) Terms, provisions and conditions of the No Further Remediation letter recorded March 15, 2002 as document number 0020298014.
- (4) Terms, provisions and conditions of the No Further Remediation letter recorded June 24, 2008 as document number 817631162.
- (5) Terms, provisions and conditions of the Home Depot Cicero/Armitage project tax increment allocation redevelopment act Northwest Industrial Corridor Redevelopment Project Area, Home Depot U.S.A. Inc., redevelopment agreement made by the City of Chicago and Home Depot U.S.A., Inc., a Delaware corporation recorded December 3, 2007 as document number 733709069.
- (6) The Land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 1336218007, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- (7) Underground Easements for service pipes on the Land as disclosed by utility letter from People's Gas Light and Coke Company dated May 11, 1999.
- (8) Encroachments as follows:
  - a. The building located mainly on the land onto the Property west and adjoining by approximately 0.12 feet;
  - b. The metal face located mainly on the land on the property west and adjoining by approximately 0.04 feet and to the property south and adjoining by approximately 0.28 feet;
  - c. The building located mainly on the land onto the property south and adjoining by approximately 0.34 south and to the property east and adjoining by approximately 0.07 feet.

As shown on plat of survey number 44171 dated January 4, 2019 prepared by Webster, McGrath & Ahlberg Ltd.