

UNOFFICIAL COPY

Doc#: 2032038076 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/17/2020 12:05 PM Pg: 1 of 6

This Instrument Prepared By:

Steven A. Hinton
Hinton Law Offices, LLC
1701 S. 1st Ave., Suite 504
Maywood, IL 60153

Dec ID 20201001628808
ST/CO Stamp 0-239-838-176
City Stamp 1-630-741-472

Upon Recordation Mail To:

Law Offices of Yolanda Muhammad
Attn: Yolanda Muhammad
1507 E. 53rd Street, Suite 501
Chicago, IL 60615

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16th day of October, 2020, between Zion Hill Missionary Baptist Church Chicago Westside (which took title to the land as Zion Hill Missionary Baptist Church), an Illinois not-for-profit corporation, 1255 S. Ashland, Chicago, Illinois (the "Grantor"), and Next Level Social Services, NFP, an Illinois not-for-profit corporation (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantees, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

SEE EXHIBIT B ATTACHED HERETO
AND THOSE RESTRICTIONS SET FORTH ON
EXHIBIT C ATTACHED HERETO

Chicago Title

19GNW9080070K

Permanent Real Estate Index Number: 17-20-104-001-0000

Address of real estate: 1557 Washburne Avenue, Chicago, Illinois 60608

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

ZION HILL MISSIONARY BAPTIST CHURCH
CHICAGO WESTSIDE,
An Illinois not-for-profit corporation

By: *Richard Patterson*
Name: Richard Patterson
Title: Pastor

**EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4,
REAL ESTATE TRANSFER ACT.**

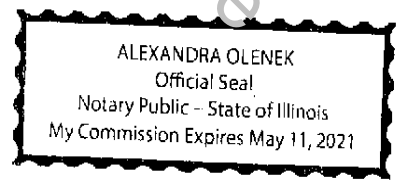
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Patterson, personally known to me to be the same person whose is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act as the Pastor and Attorney in fact for Zion Hill Missionary Baptist Church Chicago Westside, an Illinois not-for-profit corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of October, 2020.

Commission expires May 11, 2021

Alexandra Olenek
Notary Public



SEND SUBSEQUENT TAX BILLS TO:



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EXHIBIT A
to
Special Warranty Deed

LEGAL DESCRIPTION

LOT 72 AND 73 AND THE EAST 11.00 FEET OF LOT 74 IN BLOCK 4 IN SAMPSON AND GREEN'S ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-20-104-001-0000

REAL ESTATE TRANSFER TAX		22-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-20-104-001-0000 20201001628808 0-239-838-176		

REAL ESTATE TRANSFER TAX		22-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-20-104-001-0000 20201001628808 1-630-741-472		

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

Property of Cook County Clerk's Office

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EXHIBIT B
To
Special Warranty Deed

PERMITTED EXCEPTIONS

1. General Real Estate Taxes not yet due and payable

Property of Cook County Clerk's Office

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**EXHIBIT C
To
Special Warranty Deed**

RESTRICTIONS

Use Restrictions: Grantee agrees and covenants the following ("Use Restrictions")

- a. It will not use nor permit the use of the name "Zion Hill Missionary Baptist Church Chicago Westside", or any derivative of the aforementioned in connection with any operations or activities on the subject Property unless Grantee obtains Grantor's prior written consent.
- b. It will not use, permit others to use or lease or otherwise transfer the use of the subject Property or any portion thereof to any person who uses or will use the Property or any portion thereof as a facility in which:
 - i. Research, performance, advocacy or counseling in favor of abortion
 - ii. Distribution or sales of any and all alcohol except in association with events scheduled as part of the dining hall rental. No alcohol will be allowed outside of the premises.
 - iii. Distribution, manufacture or sale of any and all cannabis and cannabis related items.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

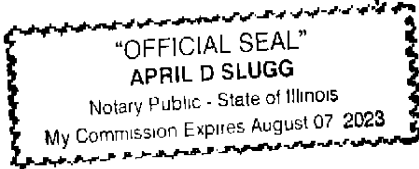
Dated: 8/30/20

Signature: [Handwritten Signature]

Grantor or Agent

Albert C. Clayton TRUSTEE

Subscribed and sworn before me by the said Richard T. Patterson this 6th day of September, 2020.
Notary Public April D Slugg

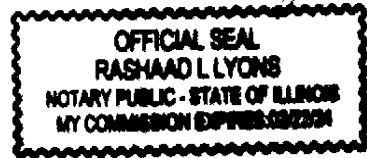


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to 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: 8-20-20

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn before me by the said Howard Lyons this 20th day of August, 2020.
Notary Public Daniel J...



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.)