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1 of 3

CCH12107211LD DG

**Prepared by:**

Jeffrey A. Merar  
Thompson Coburn LLP  
55 East Monroe Street, Floor 37  
Chicago, Illinois 60603

**After recording return to:**

Steven S. Rogers  
2719 Hurd Avenue  
Evanston, Illinois 60201

**Mail subsequent tax bills to:**

Steven S. Rogers  
2719 Hurd Avenue  
Evanston, Illinois 60201



Doc# 2236422836 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2022 02:36 PM PG: 1 OF 6

(space above for recording information)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 28th day of December, 2022, by **SECOND CHURCH OF CHRIST SCIENTIST, EVANSTON, ILLINOIS**, a religious corporation (the "Grantor"), to **STEVEN S. ROGERS**, an individual (the "Grantee"), whose mailing address is 2719 Hurd Avenue, Evanston, Illinois 60201.

For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor **CONVEYS and WARRANTS** to Grantee, all of Grantor's right, title and interest in and to the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See Legal Description attached hereto as Exhibit "A".

Grantor states that this is not homestead property under the Homestead Exemption Laws of the State of Illinois.

**GRANTEE HEREBY AGREES TO ACCEPT THE PROPERTY AT CLOSING IN ITS "AS-IS," "WHERE-IS" CONDITION, WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW.**

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

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hereditaments and appurtenances. **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, upon the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 for real estate taxes and assessments not yet due and payable, existing leases and rights of tenants thereunder, covenants, conditions, easements and agreements or record and for Permitted Exceptions shown on **Exhibit "B"** attached hereto; and that Grantor will Warrant and Defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

[SIGNATURE PAGE FOLLOWS]

033364

**CITY OF EVANSTON**

*Real Estate Transfer Tax*

PAID DEC 30 2022  
AMOUNT \$ 5,000.00

Agent     NH    

Property of Cook County Clerk's Office

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

**GRANTOR:**

**SECOND CHURCH OF CHRIST SCIENTIST,  
EVANSTON, ILLINOIS**, a religious corporation

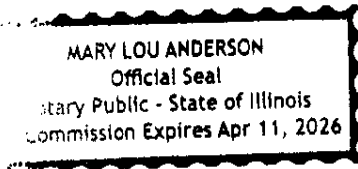
By: *Chuck Carrington*  
Name: Chuck Carrington  
Title: Chairman of the Board of Directors

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF Cook     )

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that **CHUCK CARRINGTON**, the **Chairman of the Board of Directors** of **SECOND CHURCH OF CHRIST SCIENTIST, EVANSTON, ILLINOIS**, a religious corporation, is 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 as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of the 27<sup>th</sup> day of December, 2022.

SEAL



*Mary Lou Anderson*  
Notary Public

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## EXHIBIT "A"

### LEGAL DESCRIPTION

ALL OF LOTS 27 AND 28 IN MITCHELL AND FOSTER'S RESUBDIVISION OF LOTS 6 TO 24 BOTH INCLUSIVE IN BLOCK 6 AND ALL OF BLOCK 7 TOGETHER WITH THE VACATED PUBLIC THOROUGH FARES IN BAUER'S ADDITION IN THE EAST FRACTIONAL 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND TOGETHER WITH:

ALL OF LOTS 46, 47 AND 48 IN WESTERN LAWN, A SUBDIVISION OF LOTS 9, 10, 11 AND 12 IN COUNTY CLERKS DIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1915 IN BOOK 14 OF PLATS PAGE 37 AS DOCUMENT 5772065, IN COOK COUNTY, ILLINOIS.

PINs: 05-33-413-059-0000; 05-33-413-060-0000

Common Address: 2715 Hurd Avenue, Evanston, Illinois 60201

Proprietor of Cook County Clerk's Office

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

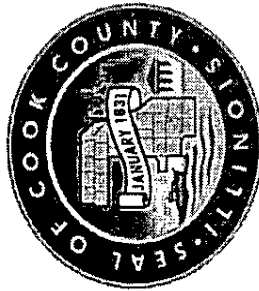
1. General real estate taxes not yet due and payable.
2. Covenants, Conditions and Restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), which do not contain a reversionary or forfeiture clause; (b) Easements, and the easement provisions and grantees as shown of record and on plat of subdivision; and (c) Building Lines as set forth on plat of Mitchell and Foster's resubdivision.
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons) contained in Plat of Subdivision recorded December 17, 1915, as Document No. 5772065, relating to frontage, location, character, cost and use of buildings erected on the Land and other property which does not contain a reversionary or forfeiture clause.

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**REAL ESTATE TRANSFER TAX**

28-Dec-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

500.00  
0.00  
500.00

05-33-413-059-0000

20221201621342

0-224-230-736

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