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Doc# 2307357023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2023 11:25 AM PG: 1 OF 6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 22nd day of January 2018, by **Hermon Baptist Church**, an Illinois not-for-profit corporation (“**Grantor**”), having an address of 1754 N. Clark St., Chicago, Illinois 60614, to **Gus Giordano’s Jazz Dance Chicago, Inc. d/b/a Giordano Dance Chicago**, an Illinois not-for-profit corporation (“**Grantee**”), having an address of 1509 S. Michigan Ave. 2nd Floor, Chicago, Illinois 60605.

WITNESSETH, that the Grantor, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **CONVEY(S) and WARRANT(S)** to Grantee, and to its heirs/successors and assigns, the following described Real Estate:

See Exhibit “A” attached hereto and made a part hereof

COMMONLY KNOWN AS: 1754 N. Clark St., Chicago, Illinois 60614 (“**Premises**”)
Permanent Real Estate Index Number: 14-33-414-011-0000
situated in the County of Cook, State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its heirs/successors and assigns forever.


And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth below; the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

SUBJECT TO: Permitted exceptions set forth on Exhibit B attached hereto.



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Exhibit "A" – Legal Description

Lot 5 (except the West 8 feet thereof), also the North 10 feet of Lot 6 (except the West 8 feet thereof) in the Edson Subdivision of Lot 11 of North Addition to Chicago, also that part of Lot 1 of Block "A" of the County Clerk's Division of unsubdivided lands, lying between the East line of North Addition and the West line of North Clark Street of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, lying East of and adjoining said Lot 5 and the North 10 feet of Lot 6 and the Westerly of the West line of North Clark Street, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		14-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-33-414-011-0000 20230301672186		1-162,727-632

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

REAL ESTATE TRANSFER TAX		14-Mar-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-414-011-0000 20230301672186		0-538-923-216

Property of Cook County Clerk's Office

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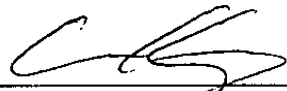
EXHIBIT B – PERMITTED EXCEPTIONS

1. Easement Grant dated June 18, 1990 and recorded July 10, 1990 as Document Number 90328955 by and between Hermon Baptist Church, an Illinois not-for-profit corporation and LaSalle National Trust, N.A., as successor trustee to LaSalle National Bank, as Trustee under Trust Agreement dated December 20, 1979 and known as Trust No. 10-036326-09 with regards to a non-exclusive and irrevocable easement for a term of 45 years from the date of this grant for the generation and transmission of sound and noise in, over, upon, under, and across the subject land from machinery and equipment installed on the improvements to Parcel No. 2, as described therein, for heating, cooling, and ventilation of the building (as such machinery and equipment may hereafter be added to, modified, or replaced) but only to the extent of and not to exceed the Permitted Noise Level (hereinafter defined).
2. Terms, provisions and conditions contained in Lease by and between Hermon Baptist Church, an Illinois religious corporation, lessor, and MOB Ventures, LLC, an Illinois limited liability company, lessee, dated August 21, 2006 as disclosed by a memorandum recorded September 14, 2006 as Document Number 0625727034 and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
3. Matters as disclosed on the Plat of Survey prepared by Chicagoland Survey Company Inc. dated May 9, 2017 as order number 117-64/A, as follows:
 - A) Encroachment of fence over the Easterly line of the Land and onto the public right of way by 0.09 feet.
 - B) Encroachment of 1 story high brick building over the West line of the Land and onto the property West by distances up to 0.09 feet.
 - C) Encroachment of air handling units located on the property West and onto the Land by an undisclosed distance.

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“Exempt under provisions of Paragraph E,
 Section 31-45 of the Real estate Transfer Tax Law
 (35 ILCS 200/31-45)”

3-14-23
 Date


 Buyer, Seller or Representative

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

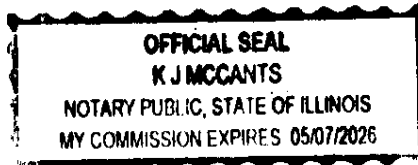
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Mar 14, 2023

Signature: *George King* Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 14th day of Mar, 2023
Notary Public

[Handwritten Signature]



The Grantee 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: Mar 14, 2023

Signature: *George King* Grantee or Agent

Subscribed and sworn to before me by the
said agent
This 14th day of Mar, 2023
Notary Public

[Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

