

# UNOFFICIAL COPY

①



This document was prepared by &  
After recording return to:

Doc# 2307422038 Fee \$57.00

Kelli Harsch,  
Applegate & Thorne-Thomsen  
425 S. Financial Place  
Suite 1900  
Chicago, IL 60605

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 03/15/2023 12:38 PM PG: 1 OF 4

213165

(The above space for recorder's use only)

## SPECIAL WARRANTY DEED

**CHURCHVIEW SUPPORTIVE LIVING, L.P.**, an Illinois limited partnership, whose mailing address is 2601 W. 63<sup>rd</sup> Street, Chicago, Illinois 60629 ("**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **GREATER SOUTHWEST DEVELOPMENT CORPORATION**, an Illinois not-for-profit corporation, whose mailing address is 2601 W. 63<sup>rd</sup> Street, Chicago, Illinois 60629 ("**Grantee**"), and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois (the "**Premises**"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number: See Exhibit A attached hereto

Address of Real Estate: 2626 W. 63<sup>Rd</sup> Street, Chicago, IL 60629

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, 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 Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that 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 herein recited; and it WILL WARRANT AND DEFEND the Premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused this Special Warranty Deed to be executed this 8 day of march, 2023.


Grantor:

CHURCHVIEW SUPPORTIVE LIVING L.P., an Illinois limited partnership

By: Churchview Supportive Living, Inc., an Illinois corporation, its General Partner

By:   
Adrian Soto, Authorized Signatory

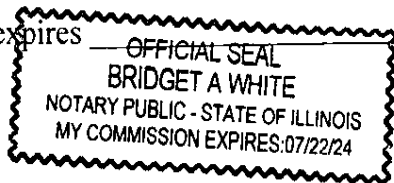
State of Illinois )  
County of COOK ) ss.

REAL ESTATE TRANSFER TAX		15-Mar-2023
	CHICAGO:	0.00
	CTA:	25,260.00
	TOTAL:	25,260.00 *
19-13-427-030-0000   20230201662628   1-047-146-704		
* Total does not include any applicable penalty or interest due.		



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Adrian Soto personally appeared, the Authorized Signatory of Churchview Supportive Living, Inc., the general partner of Churchview Supportive Living L.P who proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose

Given under my hand and official seal, this 24 day of Feb., 2023.

Commission expires



  
Notary Public

REAL ESTATE TRANSFER TAX		15-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-13-427-030-0000   20230201662628   0-922-603-728		

### SEND SUBSEQUENT TAX BILLS TO:

Greater Southwest Development Corporation  
2601 W. 63<sup>rd</sup> Street  
Chicago, Illinois 60629

# UNOFFICIAL COPY

## Exhibit A to Special Warranty Deed

LOTS 16 TO 25, IN BLOCK 16 IN BLOCK 16 IN COBE & MCKINNON'S 63<sup>RD</sup> STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST HALF OF VACATED SOUTH TALMAN AVENUE ADJACENT TO AFORESAID LOTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2626 W. 63<sup>RD</sup> STREET, CHICAGO ILLINOIS 60629

### PERMANENT REAL ESTATE INDEX NUMBERS:

19-13-427-030-0000 (LOT 25 AND EAST ½ VACATED TALMAN AVENUE),  
19-13-427-031-0000 (LOT 24),  
19-13-427-032-0000 (LOT 23),  
19-13-427-033-0000 (LOT 22),  
19-13-427-034-0000 (LOT 21),  
19-13-427-035-0000 (LOT 20),  
19-13-427-036-0000 (LOT 19),  
19-13-427-037-0000 (LOT 18);  
19-13-427-040-0000 (LOTS 16 AND 17)

# UNOFFICIAL COPY

## Exhibit B

### To Special Warranty Deed

#### Permitted Exceptions

1. Real estate taxes for the year 2022 and subsequent years, not yet due and payable.
2. Rights of the Public, the Municipality and the State of Illinois in and to that part of the premises in question taken, used or dedicated for roads and highways.
3. Easement in favor of Comcast of Illinois III, Inc. established by Grant of Easement: For: broadband communications services Recorded: July 5, 2012 Document #: 1218710047.
4. Terms, provisions, conditions and easements contained in Ordinance: Recorded: August 13, 2002 Document # 002088635.
5. Terms, provisions, conditions and easements contained in Easement Agreement: Recorded: March 27, 2003 Document #: 0030415529.

Property of Cook County Clerk's Office