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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 12:39 PM PG: 1 OF 4

213165

(The above space for recorder's use only)

SPECIAL WARRANTY DEED

GREATER SOUTHWEST DEVELOPMENT CORPORATION, an Illinois not-for-profit corporation, whose mailing address is 2601 W. 63rd 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 CHURCHVIEW SUPPORTIVE LIVING PRESERVATION, LP, an Illinois limited partnership, whose mailing address is 2601 W. 63rd 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. 63Rd Street, Chicago, IL 60629

Together with all and singular the hereditaments and appurtenances thereunto 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.

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


Grantor:

Greater Southwest Development Corporation,
an Illinois not-for-profit

By: 

Name: Adrian Soto

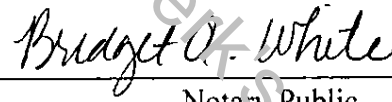
Its: Executive Director

REAL ESTATE TRANSFER TAX		15-Mar-2023
State of Illinois) County of <u>Cook</u>) ss.		CHICAGO: 83,062.50
		CTA: 0.00
		TOTAL: 83,062.50 *
		19-13-427-030-0000 20230201662630 0-100-544-720
* 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 Greater Southwest Development Corporation 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



SEND SUBSEQUENT TAX BILLS TO:

CHURCHVIEW SUPPORTIVE LIVING
PRESERVATION, LP
2601 W. 63rd Street
Chicago, Illinois 60629

REAL ESTATE TRANSFER TAX		15-Mar-2023
		COUNTY: 5,537.50
		ILLINOIS: 0.00
		TOTAL: 5,537.50
19-13-427-030-0000 20230201662630 1-263-284-432		

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Exhibit A to Special Warranty Deed

LOTS 16 TO 25, IN BLOCK 16 IN BLOCK 16 IN COBE & MCKINNON'S 63RD 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. 63RD 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)

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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