

# UNOFFICIAL COPY

Doc#. 2327749033 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 12:48 PM Pg: 1 of 5

Dec ID 20231001641192  
ST/CO Stamp 0-593-552-336 ST Tax \$659.00 CO Tax \$329.50  
City Stamp 1-464-329-168 City Tax: \$6,919.50

1091 2335798  
AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

## Special Warranty Deed to Record

### Legal:

THAT PART OF LOTS 1, 2 AND 3 (EXCEPT THE EAST 5 FEET OF SAID LOTS) IN THE ASSESSOR'S DIVISION OF BLOCKS 81 AND 82 (EXCEPT THE WEST 1/2 OF LOT 8) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THAT PART OF LOT 14 OF PALMER'S SUBDIVISION OF SUB-LOTS 5 AND 6 IN SAID ASSESSOR'S DIVISION BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 64 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN SAID ASSESSOR'S DIVISION; THENCE NORTH 89 DEGREES 56 MINUTES, 54 SECONDS EAST ON SAID NORTH LINE 87.86 FEET TO A POINT 5 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES, 1 MINUTE, 54 SECONDS WEST ON THE WEST LINE OF THE EAST 5 FEET OF LOTS 1, 2 AND 3 IN SAID ASSESSOR'S DIVISION AND THE SAME EXTENDED SOUTH 150 FEET; THENCE SOUTH 89 DEGREES, 56 MINUTES, 54 SECONDS WEST ON A LINE 150 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF LOT 1 IN ASSESSOR'S DIVISION 87.844 FEET TO A POINT IN A LINE DRAWN FROM A POINT 64 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN SAID ASSESSOR'S DIVISION TO A POINT 64 FEET EAST OF THE SOUTHWEST CORNER OF LOT 24 IN J.E. THOMAS' SUBDIVISION OF BLOCK 87 IN SAID CANAL TRUSTEES' SUBDIVISION; THENCE NORTH 00 DEGREES, 1 MINUTES, 52 SECONDS EAST ON A STRAIGHT LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 2609 S. State St., Chicago, IL 60616

PIN #: 17-27-300-040-0000

PIN #:

PIN #:

Township: South Chicago

**UNOFFICIAL COPY***(Space Above for Recorder's Use)*

Prepared by:	Mail recorded document to:	Send subsequent tax bills to:
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P.I.N.: 17-27-300-040-0000

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made as of September 26, 2023 between **Mercy Hospital & Medical Center**, an Illinois not-for-profit corporation, party of the first part ("Grantor"), and **YAAM REALTY, LLC**, an Illinois limited liability company, party of the second part ("Grantee").

\* of 1150 W Wisconsin St Chicago, IL 60614  
**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto Grantee, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois, known and described on Exhibit A attached hereto and made a part hereof, together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises.

**TO HAVE AND TO HOLD** the said premises as described above, unto Grantee, its successors and assigns, in fee simple, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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 it is lawfully seized of said premises in fee simple; and that it **WILL WARRANT AND DEFEND** said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof, but not otherwise.

**IN WITNESS WHEREOF**, said party of the first part has executed and sealed this Deed, the day and year first above written.

**Mercy Hospital and Medical Center,  
an Illinois not-for-profit corporation**

By: \_\_\_\_\_

Name Jeffrey R. Mathis

Title: Corporate Secretary &amp; General Counsel

# UNOFFICIAL COPY

This Instrument Prepared by:

Mercy Hospital & Medical Center  
2160 S. First Avenue, North Doors  
1600B  
Maywood, IL 60153  
Attn: General Counsel

Send Subsequent Tax Bills to:

Yaam Realty LLC  
1150 W Wisconsin St  
Chicago, IL 60614

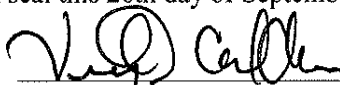
Mail recorded document to:

Yaam Realty LLC  
1150 W Wisconsin St  
Chicago, IL 60614

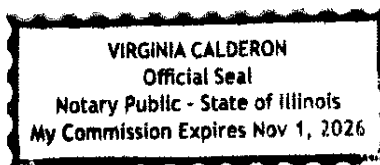
STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, Virginia Calderon, a Notary Public in and for said County in the State of Illinois aforesaid, do hereby certify that Jeffrey R. Mathis personally known to me to be the Corporate Secretary and General Counsel of Mercy Hospital and Medical Center, an Illinois not-for-profit corporation and 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 as such Corporate Secretary and General Counsel, such person signed and delivered the said instrument as such person's free and voluntary act and as the free and voluntary act and deed of Mercy Hospital and Medical Center for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of September, 2023.

  
\_\_\_\_\_  
Notary Public

My Commission expires:  
November 1, 2026



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## EXHIBIT A

THAT PART OF LOTS 1, 2 AND 3 (EXCEPT THE EAST 5 FEET OF SAID LOTS) IN THE ASSESSOR'S DIVISION OF BLOCKS 81 AND 82 (EXCEPT THE WEST 1/2 OF LOT 8) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THAT PART OF LOT 14 OF PALMER'S SUBDIVISION OF SUB-LOTS 5 AND 6 IN SAID ASSESSOR'S DIVISION BOUNDED AND DESCRIBED AS FOLLOWS:

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Commonly known address: 2609 S. State St., Chicago, IL 60616

PIN #: 17-27-300-040-0000

Township: South Chicago

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## SPECIAL WARRANTY DEED

### EXHIBIT B

#### PERMITTED EXCEPTIONS

1. Real Estate Ad Valorem Taxes for the year 2022 and subsequent years, not yet due and payable.
2. All covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Cook County, Illinois with respect to the real property conveyed hereby.
3. Rights of tenants (and subtenants) and/or lessees (and sublessees) in possession under any recorded or unrecorded leases or rental agreements.
4. Zoning regulations and building laws, ordinances and regulations, and other similar laws now or hereinafter in effect and applicable to the real property conveyed hereby.
5. All matters as would be shown on a current, accurate survey of the real property conveyed hereby.
6. All matters affecting the property prior to Grantor acquiring ownership.

Property of Cook County Clerk's Office