

AFTER RECORDING RETURN TO:

Prepared by: NationsBank Legal Department
One Independence Center, 114-13
Charlotte, North Carolina 28255

*Atty. Gen. David E. Smith
157 S. P. 53rd St. 834
Chicago, Ill 60615*

1992 MAR 5 PM 2 37

92579395

*2900
JK*

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §
§
COUNTY OF COOK §

NATIONSBANK OF NORTH CAROLINA, N.A., a national banking association, formerly known as NCNB National Bank of North Carolina ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto WOODLAWN EAST COMMUNITY & NEIGHBORHOOD ASSOCIATION ("Grantee") in fee simple, that certain land located in Cook County, Illinois, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR

EXEMPTIONS OF SECTION 4, REVENUE PARAGRAPH 13-1.03
David E. Smith
Buyer, Seller, or Representative
DATE 8-4-92

Q:\WP\RAD\0339

92579395

BOX 333

73 73 385 01 949

UNOFFICIAL COPY

SUBSTANCES AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED, OR AS OTHERWISE DEFINED BY LAW, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 28th day of May, 1992.

{corporate seal}

NATIONSBANK OF NORTH CAROLINA, N.A. a national banking association

ATTEST:

[Signature]
Asst. Secretary

By: *[Signature]*
Name: Melvin F. White
Title: VICE PRESIDENT

Address of Grantee:

Woodlawn East Community & Neighborhood Association
1541 E. 65th St.
Chicago, Illinois 60637

G:\MP\RAO\0339

92579395

UNOFFICIAL COPY

9 2 5 / 9 3 7 3

STATE OF NORTH CAROLINA §
COUNTY OF MECKLENBURG §

I, Jeanna C. Zurenko, Notary Public for said County and State, certify that personally came before me this day and acknowledged that he/she is Secretary of NationsBank of North Carolina, N.A., a national banking association, and that by authority duly given and as the act of the association, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself/herself as its Abs't Secretary.

Witness my hand and official seal, this the 28th day of May, 1992.

(Official Seal)

Jeanna C. Zurenko
Notary Public

My Commission Expires: 6/5/95

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LAND

The Northerly Half (1/2) of Lot 13 in WADSWORTH'S ADDITION TO WOODLAWN, said Addition being a Subdivision in the North East Quarter (1/4) of the North West Quarter (1/4) of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 6415 South Greenwood Avenue, Chicago, Illinois 60637.

P.I.N. 20-23-109-013

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B PERMITTED EXCEPTIONS TO DEED

1. Rights of parties in possession.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Any and all unrecorded leases, if any, and rights of parties therein.
6. Taxes and assessments for the year of closing and subsequent years.
7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.


Initials

UNOFFICIAL COPY

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 8-3, 1992 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 4th day of August, 1992.
Notary Public Rose Ann Buscemi



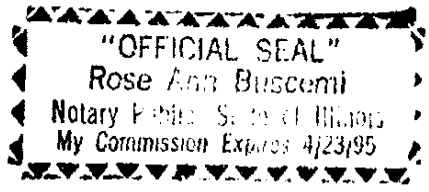
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 8-3, 1992 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 4 day of August, 1992.
Notary Public Rose Ann Buscemi

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.)



92579395