

This Document Recorded Doc Id: 53998505 Doc Code: D  
03/16/2022 10:18 AM Receipt #: 22-52876  
Rec Fee: \$256.75 State RTT: \$0.00 Local RTT: \$0.00  
Records Department, City of Philadelphia IP

**This Indenture**, made this 10th day of March, 2022,

Between:

**Highway Mission Tabernacle, f/k/a Highway Mission Tabernacle Union Un-  
denominational Church,**

(hereinafter called the Grantor),

AND

**Chicago Tabernacle of the Assemblies of God,**

(hereinafter called the Grantee),

**Witnesseth**, that the said Grantor for and in consideration of the sum of One and 00/100 Dollars (\$1.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns, that certain property known as and located at:

1801 Spring Garden Street, in the City and County of Philadelphia, Pennsylvania  
19130 (OPA Account No.: 772221000), being more fully described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the North side of Spring Garden Street (as now opened to the width of One hundred twenty feet) and the West side of Schuylkill Fifth now called Eighteenth Street in the late District of Spring Garden now in the Fifteenth Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Spring Garden Street Eighty-nine feet ten inches and extending of that width in length or depth Northward along the West side of the said Eighteenth Street One hundred seventy feet eleven inches to Brandywine (formerly Centre) Street.

BOUNDED Northward by said Brandywine Street Eastward by said Eighteenth Street Southward by said Spring Garden Street and Westward by ground granted or intended to be granted to James D. Whetham on ground rent.

BEING known as No. 1801 Spring Garden Street.

Being the same premises which The Fifth Baptist Church, a Pennsylvania Non-Profit Corporation by Deed dated \_\_\_/\_\_\_/1960 and recorded 2/11/1960 in Philadelphia County in Deed Book CAB 1285 Page 174 conveyed unto Highway Mission Tabernacle Union Un-Denominational Church, a Pennsylvania Non-Profit Corporation, its Successors and Assigns, in fee.

**Together** with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever.

**In Witness Whereof**, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered in the presence of us:

**HIGHWAY MISSION TABERNACLE, F/K/A  
HIGHWAY MISSION TABERNACLE UNION  
UN-DENOMINATIONAL CHURCH, A  
PENNSYLVANIA NON-PROFIT CORPORATION:**

By: Mark T. Boucher  
Mark T. Boucher, President

COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF CHESTER :

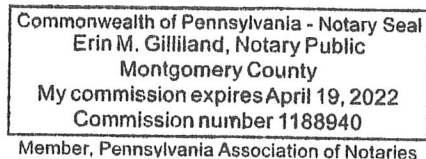
On this 10 day of March, 2022, before me personally appeared, Mark T. Boucher, who acknowledged himself to be the President of Highway Mission Tabernacle, f/k/a Highway Mission Tabernacle Union Un-denominational Church, a Pennsylvania non-profit corporation, and that he as such President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN TESTIMONY WHEREOF, I have, in Chester County, Pennsylvania, on the day and year first written above, set my hand and affixed my official seal hereunto.

  
Notary Public

My commission expires:

4/19/2022



# DEED

## GRANTOR:

**Highway Mission Tabernacle, f/k/a Highway Mission Tabernacle Union  
Un-denominational Church**

## TO

## GRANTEE:

**Chicago Tabernacle of the Assemblies of God**

## PREMISES:

1801 Spring Garden Street, in the City and County  
of Philadelphia, Pennsylvania 19130

(OPA Account No.: 772221000)

The address of the above named Grantee is:

3231 N. Cicero Avenue  
Chicago, IL 60641

Certified by: \_\_\_\_\_



Highway Mission Tabernacle / Resurrection Life Church  
Annual Business Meeting at Highway Tabernacle  
1801 Spring Garden St. Philadelphia, PA  
Sunday, 14<sup>th</sup> of November, 2021 at 6:00 PM

**Voting Members Present:**

John Bailey III (via Zoom), Tiffany Bailey (via Zoom), Syleta Baker (via Zoom), Sandra Blackburn, Mark Boucher (chair), Terry Boucher, Vincent Brown, Jean Copeland, Edwin Diaz, Elizabeth Diaz, Otis A. Fortenberry, Karen Gambrell (via Zoom), Barbara Jackson, Deborah Jackson, Cizely Kurian Jacob, Tinu Jacob, Christina Johnson, Daisy Mack, Melinda Martinez, Walter Martinez, Burgette Rodgers, Maria Ruiz, Otto Schlack, Aaron Snoberger, Jess Snoberger, Candace Wegner, Maria Wulin, and Micheal Wulin

**TOTAL: 28**

**Associate Members:**

Otto Wegner (via Zoom)

**TOTAL: 1**

**Other Attendees:**

Dorothy Copeland-Willoughby, Pastor Tom Rees

**TOTAL: 3**

**GRAND TOTAL: 32**

**Minutes Taken During the Meeting:**

Meeting called to order – 6:00 PM  
Prayer/Welcome  
Opening Remarks

**“Resolution for Becoming a PAC of Chicago Tabernacle:**

WHEREAS, after much prayer and sensing a leading of the Holy Spirit, the Pastor and Deacon Board of Highway Mission Tabernacle Assembly of God (“Highway Tabernacle”) agree to unite with Chicago Tabernacle Assembly of God (“Chicago Tabernacle”) in establishing a Satellite Church at 1801 Spring Garden Street, and bring the following resolution.

WHEREAS, Highway Tabernacle currently owns in fee simple title and meets at 1801 Spring Garden Street, Philadelphia, Pennsylvania 19130 (Philadelphia County OPA No.: 77 222 1000) (the “Church Property”);

WHEREAS, Highway Tabernacle also owns in fee simple title and uses as a parsonage certain property at 552 North 18th Street, Philadelphia, Pennsylvania 19130 (Philadelphia County OPA No.: 15 103 9400) (the “Parsonage Property”);

WHEREAS, Chicago Tabernacle has been in discussions with Highway Tabernacle about the possibility of taking title to and assuming responsibility for the Properties and for planting a new church there to continue the long history of Christian ministry at that location and in that community;

WHEREAS, Highway Tabernacle believes that Chicago Tabernacle’s proposal is in the best interests of Highway Tabernacle, and, more importantly, of the mission of the Church; and

WHEREAS, Highway Tabernacle intends to continue ministry and work at its property located at 3501-3505 North 17th Street, Philadelphia, Pennsylvania 19140 (the "Resurrection Life Property").

Be it resolved that Highway Tabernacle authorize the transfer of particular real Property, commonly known as 1801 Spring Garden Street, Philadelphia, PA together with the parsonage property of 552 North 18th Street, to Chicago Tabernacle for nominal consideration.

All other Property, real and chattel, shall continue to remain the Property of Highway Tabernacle, including but not limited to all sound equipment, audio visual equipment, the real Property commonly known as Resurrection Life Church (3501-05 N. 17th Street, Philadelphia, PA), and the movable property which has been used or is currently being used by Spring Garden Academy, without limitation.

Highway Tabernacle further resolves that Highway Tabernacle will continue at 3501-05 N. 17th Street, Philadelphia, PA. Provisions will be made by keeping the checking and savings account with Highway Tabernacle. Also, past members of Highway no longer attending services or having moved away, may be contacted, encouraging them to continue giving to the Highway Tabernacle church in North Philadelphia. A transition team will be appointed by the current board of Highway Tabernacle for the continuation of Highway Tabernacle's ministry.

Be it further resolved that the Lead Pastor and Secretary of Highway Tabernacle be authorized to execute any documents, including, but not limited to, a deed in furtherance of this resolution.

Presented by the Deacon Board of Highway Tabernacle"

Resolution was read by Liz Diaz

Pastor Mark opened the floor for questions and comments:

Voting on the Resolution:

- Pastor Tom Rees shared the results of the vote.
- 28 Voting members were present. 19 "Yes" votes were needed for the resolution were needed for the resolution to pass.
- 22 votes were "Yes" for the resolution. 5 votes for "No" against the resolution. 1 person abstained.
- The resolution passed.

Closing:

Vincent Brown and Pastor Tom Rees Closed in Prayer

Adjourned: 8:06 pm – MSA

Respectfully submitted, Elizabeth Diaz (Highway Deacon Board Secretary)

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME

Brendan Abstract Company, Inc.

TELEPHONE NO.:

(610)688-9249

STREET ADDRESS

150 E. Swedesford Road, Suite 104

CITY

Wayne

STATE

Pennsylvania

ZIP CODE

19087

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S)

HIGHWAY MISSION TABERNACLE

STREET ADDRESS

1801 Spring Garden St.

DATE OF ACCEPTANCE OF DOCUMENT:

3-10-2022

GRANTEE(S)/LESSEE(S)

Chicago Tabernacle of the Assemblies of God

STREET ADDRESS

3231 N. Cicero Ave.

CITY

Philadelphia

STATE

PA

ZIP CODE

19130

CITY

Chicago

STATE

IL

ZIP CODE

60641

C. PROPERTY LOCATION

STREET ADDRESS

1801 Spring Garden Street

CITY, TOWNSHIP, BOROUGH

Philadelphia

COUNTY

Philadelphia

SCHOOL DISTRICT

Philadelphia

TAX PARCEL NO.

772221000

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

\$1.00

2. OTHER CONSIDERATION

+ \$0.00

3. TOTAL CONSIDERATION

= \$1.00

4. COUNTY ASSESSED VALUE

\$1,638,700.00

5. COMMON LEVEL RATIO FACTOR

X 1.07

6. FAIR MARKET VALUE

= \$1,753,409.00

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION

100%

1B. PERCENTAGE OF INTEREST CONVEYED

100%

2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED

☐ Will or intestate succession

(NAME OF DECEDENT)

(ESTATE FILE NO.)

☐ Transfer to Industrial Development Agency.

☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).

☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$

☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book No. Page No. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).

☐ Corrective deed (Attach copy of the prior deed).

☒ Other (Please explain exemption claimed, if other than listed above.) 503 (b) (16) Transfer between religious organizations.

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

3/10/22