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2002-10-30 10:30:51

Cook County Recorder

32.00



# QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

THE CITY OF CHICAGO, an Illinois municipal corporation having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for the consideration of One Hundred Fourteen Thousand Thirty Nine and 00/100 Dollars (\$114,039.00), conveys and quitclaims pursuant to ordinance adopted by the City Council of the City of Chicago July 2, 1997 to R/D VENTURES, L.L.C., an Illinois limited liability company located at 54 West Hubbard Street, Suite 205, Chicago, Illinois 60610 ("Grantee") the following described real property ("Property"):

SEE ATTACHED EXHIBIT A

Further, this quitclaim deed ("Deed") is made and executed upon, and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being a part of the consideration for the Property and are to be taken and construed as running with the land and binding on Grantee and Grantees' successors and assigns. Except as otherwise defined herein, all words with initial capitals shall have the meaning as defined in that certain Agreement for the Sale and Redevelopment of Land entered into by Grantor and Grantee on or as of Nov. 4, 1999 and recorded as document No. 20305406 ("Agreement.")

**FIRST:** Grantee shall devote the Property only to those uses authorized by Grantor and specified in the applicable provisions of the North Kenwood-Oakland Conservation Area Plan approved by the City Council of the City of Chicago pursuant to an ordinance adopted October 14, 1992, including any amendment approved by the City Council to the date of this quitclaim deed.

**SECOND:** Grantee shall pay, for as long as it is the legal title holder, real estate taxes and assessments on the Property or any part thereof when due. Prior to the issuance of the Certificate of Completion and except as permitted by the Redevelopment Agreement, Grantee shall not suffer or permit any levy or attachment to be made or any other encumbrance or lien to attach to the Property.

**THIRD:** Grantee shall promptly commence the construction of three (3) single family or two-unit homes on the Property ("Improvements") in accordance with the terms of the Redevelopment Agreements and those Site Plans and Architectural Drawings which

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have been approved by Grantor, and shall diligently proceed with the construction of the Improvements to completion; provided, that, in any event, construction of the Improvements shall commence within three (3) months from the date of this quitclaim deed, and as otherwise provided in the Redevelopment Agreement, shall be completed by Grantee within eighteen (18) months from the date hereof.

In the event Grantee wishes to make any material change in regard to the use of the Property, such material change in use and any corresponding drawings regarding said material change in use must be approved in writing by the Commissioner of the Department of Planning and Development, Chicago, Illinois 60602.

**FOURTH:** Prior to the issuance of the Certificate of Completion, Grantee or its successor in interest shall not, without the prior written consent of Grantor: (a) sell or convey or contract or agree to sell or convey the Property or any part thereof, or (b) create any assignment with respect to the Redevelopment Agreement, the Property, or both, that would take effect prior to the issuance of the Certificate of Completion. The prohibitions contained herein shall not limit Grantor's rights under the terms of the Redevelopment Agreement.

**FIFTH:** Grantee agrees for itself and any successor in interest not to discriminate based upon race, religion, color, sex, national origin or ancestry, handicap, sexual orientation, military status or source of income in the sale, lease, or rental of the Property or any part thereof or of any improvements erected or to be erected thereon or any part thereof.

The covenants and agreements contained in the covenant numbered **FIRST** shall terminate after October 14, 2032. The covenants numbered **SECOND**, **THIRD** and **FOURTH** shall terminate upon the issuance of the Certificate of Completion, as provided herein and in the Redevelopment Agreement, except only that the termination of the covenant numbered **SECOND** shall in no way be construed to release Grantee from its obligation to pay real estate taxes and assessments on the Property or any part thereof during Grantee's ownership of the Property. The covenant numbered **FIFTH** shall remain in effect without any limitation as to time.

Notwithstanding any of the provisions of this quitclaim deed, including but not limited to those which are intended to be covenants running with the land, the holder of any mortgage or trust deed or a holder who obtains title to the Property as a result of foreclosure of such mortgage or trust deed shall not be obligated by the provisions of this quitclaim deed to construct or complete the construction of the Improvements or to guarantee such construction or completion, nor shall any covenant or any other provision in this quitclaim deed be construed to so obligate such holder.

For purposes of the foregoing paragraph, a holder of any mortgage or trust deed does not include a purchaser at a foreclosure sale other than the holder of the mortgage which is the subject of such foreclosure proceeding.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed and attested, by the Mayor and City Clerk, on or as of the 25<sup>th</sup> day of October, 2007.

CITY OF CHICAGO, a municipal corporation

By: Richard M. Daley  
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski  
JAMES J. LASKI, City Clerk

Exempt under provisions of Paragraph B, Section 4,  
Real Estate Transfer Tax Act. 10/25/07 - J. J. J. J.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
B, SEC. 200.1-2 (B-6) OR PART  
OF B, SEC. 200.1-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE.

10/25/07 J. J. J. J.  
DATE BUYER, SELLER, REPRESENTATIVE

This instrument was prepared by:

Maria E. Hoffman  
Assistant Corporation Counsel  
City of Chicago  
30 North LaSalle Street, Suite 1610  
Chicago, Illinois 60602  
(312) 744-6933

After recording mail to:  
Nancy Sullivan  
54 West Hubbard Street  
Suite 205  
Chicago IL 60610

H:\DOCS\Kenwood-P65\Qcd.01.wpd

Mail tax bills to:  
The Davis Group  
54 West Hubbard Street  
Suite 205  
Chicago IL 60610

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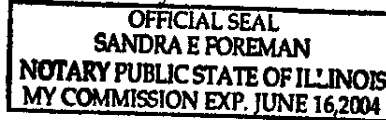
STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, Sandra E. Foreman, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James J. Laski, City Clerk, 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 he signed, sealed and delivered as City Clerk of the City of Chicago, the said instrument, as his free and voluntary act, and as the act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25<sup>th</sup> day of OCTOBER 2002.

Sandra E. Foreman

Notary Public



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## EXHIBIT A

All that certain parcels or parcels of land located in the City of Chicago, County of Cook, State of Illinois, more particularly described as follows:

### PARCEL R-65A

4587-89 SOUTH OAKENWALD AVENUE

LOT 10 IN KENWOOD SUBDIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-405-038

### PARCEL R-65B

4591 SOUTH OAKENWALD AVENUE

LOT 9 IN KENWOOD SUBDIVISION, AFORESAID.

PIN: 20-02-405-048

### PARCEL R-67

4621 SOUTH LAKE PARK AVENUE

LOT 4 (EXCEPT THE SOUTHEASTERLY 6.0 FEET THEREOF) AND THE SOUTHEASTERLY 1/2 OF LOT 3 IN KENWOOD SUBDIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-405-042