

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR, THE CITY OF CHICAGO, an Illinois municipal corporation, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** unto **GRANTEE** the CHICAGO HOUSING AUTHORITY, an Illinois municipal corporation, of Chicago, Illinois, pursuant to ordinance adopted March 27, 2002 (C.J.P. 80780-80807), the following described Real Estate ("Real Estate") situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Commonly known as: 2267 South Stewart, Chicago, Illinois 60616

P.I.N.: 17-28-210-036

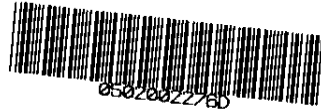
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

FURTHER, this Quit Claim Deed ("Deed") is also made and executed upon, and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being a part consideration for the Real Estate and are to be taken and construed as running with the land, and Grantee hereby binds itself and its successors, assigns, grantees and lessees to these of the covenants and conditions, which covenants and conditions are as follows:

SUBJECT TO: The Declaration of Covenants, Conditions, Restrictions and Easements For The Archer Courts Townhomes dated as of April 15, 2003 and recorded with the Cook County Recorder on May 7, 2003 as document number 0312707053; all real estate taxes not yet due and payable; building and zoning laws, county and municipal ordinances, state and federal regulations, all public and private, recorded and unrecorded easements, covenants and restrictions.

FIRST: Grantor reserves the unilateral right to obtain all necessary approvals for, appropriate municipal ordinance for and to record a Plat of Subdivision with the Cook County Recorder of Deeds, pursuant to the Illinois Plat Act, 765 ILCS 205/0.01, et. seq., binding the Real Estate and the real estate owned by Grantor adjacent to the Real Estate, legally described on Exhibit B attached hereto ("Archer Court II Development Area").

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 305/4(B); AND SECTION 3-32-030B7(b) OF THE MUNICIPAL CODE OF CHICAGO.



Doc#: 0502002276
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 01/20/2005 01:35 PM Pg: 1 of 5

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Box 400-CTCC

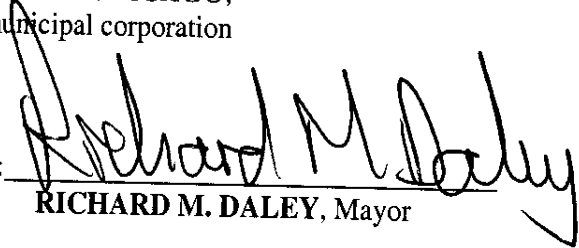
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SECOND: Grantee agrees for itself and any successor in interest not to discriminate based upon race, religion, color, sex, national origin or ancestry, age, handicap, sexual orientation, military status, parental status or source of income in the sale of the townhomes and buildings improving the Real Estate.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by the Mayor and by the City Clerk, on or as of the 30th day of December, 2004.

CITY OF CHICAGO,
a municipal corporation

BY:


RICHARD M. DALEY, Mayor

ATTEST:


JAMES J. LASKI, City Clerk

Property of Cook County Clerk's Office

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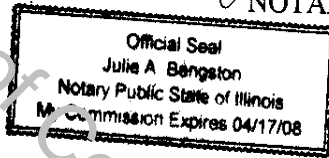
STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, Julie A. Bengtson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES J. LASKI, personally known to me to be the City Clerk of the City of Chicago, a municipal 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 being first duly sworn by me acknowledged that as Clerk, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of December, 2004.

Julie A. Bengtson
NOTARY PUBLIC

(SEAL)



My commission expires _____.

THIS INSTRUMENT PREPARED BY:

C. Grant McCorkhill
Holland & Knight
131 South Dearborn, 30th Floor
Chicago, IL 60603
(312) 715-5743

AFTER RECORDING, PLEASE RETURN TO:

Mark Lenz
Assistant Corporation Counsel
Real Estate & Land Use Division
City of Chicago
30 North LaSalle Street, Room 1610
Chicago, Illinois 60602
(312) 744-1041

Send Subsequent Tax Bills to:

Property of Cook County Clerk's Office

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EXHIBIT A



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008250975 D2
 STREET ADDRESS: 2267 SOUTH *Stewart*
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

LOT 2 IN THE ARCHER COURTS PHASE II SUBDIVISION, BEING A SUBDIVISION IN THE WEST
 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29,
 2004 AS DOCUMENT NUMBER 04272344074, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY THE INSTRUMENT RECORDED MAY 7, 2003
 AS DOCUMENT NO. 0312707053 FOR INGRESS AND EGRESS, AS SET FORTH THEREIN.

Property of Cook County Clerk's Office

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EXHIBIT B

LEGAL DESCRIPTION OF ARCHER COURTS II DEVELOPMENT AREA

Tract 44:

Part of Pin Numbers 17-28-210-021-0000, 17-28-210-029-8001, 17-28-210-031-8001 and 17-28-201-012-0000.

Being a Tract of land located in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, described as Follows:

Beginning at the Intersection of the North line of West 23rd Street and the East line of South Stewart Avenue; thence North 00°07'10" East, along sold East line of South Stewart Avenue, 288.60 feet, to the Southeasterly line of South Archer Avenue; thence North 58°07'27" East, along sold Southeasterly line, 230.74 feet; thence South 00°01'17" West, 269.43 feet; thence South 58°04'19" West, 81.33 feet; thence South 00°01'43" East, 97.98 feet to the North line of West 23rd Street; thence South 89°59'09" West, along sold North line, 46.13 feet; thence North 00°00'00" East, 10.00 feet; thence North 90°00'00" East 28.00 feet; thence North 00°00'00" East, 100.66 feet; thence North 71°08'15" East, 7.14 feet; thence North 58°06'00" East, 80.66 feet; thence North 31°54'00" West, 28.00 feet; thence South 58°06'00" East 80.66, feet; thence South 31°54'00" East, 28.00 feet; thence South 71°08'15" West, 7.14 feet; thence South 90°00'00" West, 28.00 feet; thence-North 00°12'07" East, 68.28 feet; thence North 90°00'00" East, 37.00 feet; thence North 47°05'03" East, 35.52 feet; thence North 90°00'00" East, 37.00 feet thence North 00°00'00" East, 76.66 feet; thence South 90°00'00" West, 37.00 feet; thence North 00°00'00" East, 7.67 feet; thence North 90°00'00" East, 37.00 feet thence North 00°00'00" East, 79.66 feet; thence South 90°00'00" West, 37.00 feet; thence South 00°00'00" West, 163.99 feet; thence South 47°05'03" West, 35.52 feet; thence North 00°00'00" East, 76.66 feet; thence South 90°00'00" West, 37.00 feet; thence North 00°00'00" East, 7.67 feet; thence North-90°00'00" East, 37.00 feet; thence North 00°00'00" East, 64.66 feet; thence South 90°00'00" West 37.00 feet; thence South 00°00'00" West, 148.99 feet; thence South 00°12'07" West, 68.28 feet; thence South 00°00'00" West, 110.67 feet to the North line of West 23rd Street; thence South 89°59'09" West, along sold North line, 62.76 feet; thence North 00°00'00" East, 10.01 feet; thence North 90°00'00" East, 37.00 feet; thence North 00°00'00" East, 94.66 feet; thence South, 90°00'00" West, 37.00 feet; thence North 00°00'00" East, 7.67 feet; thence North 90°00'00" East, 37.00 feet; thence North 00°00'00" East, 75.66 feet; thence South 90°00'00" West, 37.00 feet; thence North 00°00'00" East, 7.68 feet; thence North 90°00'00" East, 37.00 feet; thence North 00°00'00" East, 90.66 feet; thence, South 90°00'00" West, 37.00 feet; thence South 00°00'00" West, 286.34 feet to the North line of West 23rd Street; thence South 89°59'09" West, along said North line, 18.58 feet to the Point of Beginning. Containing 7.931 acres and subject to all road rights of way, easements and restrictions of record, or implied if any.

Part of Pin Numbers 17-28-210-021-0000, 17-28-210-029-8001, 17-28-210-031-8001 and 17-28-201-012-0000.

Being a Tract of land located in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, described as Follows:

Beginning at the intersection of the North line of West 23rd Street and the East line of South Stewart Avenue; thence North 00°07'10" East, along said East line of South Stewart Avenue, 288.60 feet, to the Southeasterly line of South Archer Avenue; thence North 58°07'27" East, along said Southeasterly line, 230.74 feet; thence South 00°01'17" West, 269.43 feet; thence South 58°04'19" West, 81.33 feet; thence South 00°01'43" East, 97.98 feet to the North line of West 23rd Street; thence South 89°59'09" West, along said North line, 127.47 feet to the Point of Beginning. Containing 1.384 acres and subject to all road rights of way, easements and restrictions of record, or implied if any.

Basis of bearing the North line of West 23rd Street assumed bearing of South 89°59'09" West.

* Grantor may or may not, in its sole discretion, record a Plat of Subdivision over all or part of the Archer Court II Development Area.