

UNOFFICIAL COPY



Doc#: 0506203000
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/03/2005 09:20 AM Pg: 1 of 3

QUITCLAIM DEED

DUPLICATE ORIGINAL
FOR RECORDATION PURPOSES

(The Above Space is Reserved for the Recorder of Deeds)

GRANTOR, CITY OF CHICAGO, an Illinois municipal corporation, for the consideration of \$20,500.00, conveys and quitclaims all interest in the real property legally described and identified on Exhibit A attached hereto ("Property"), Pursuant to Ordinance adopted by the City Council of City of Chicago on March 10, 1999, to SPAULDING AVENUE CHURCH OF GOD, an Illinois not-for-profit corporation, ("Grantee") 1132 N. Spaulding Avenue, Chicago, Illinois 60651.

This conveyance is subject to the express condition that the Property is improved with a children and family center and an off-street parking lot within twelve months of the date of this deed.

In the event that the above condition is not met, the City of Chicago may re-enter the Property and revert title in the City of Chicago.

This right of reverter and re-entry in favor of the City of Chicago shall terminate upon the issuance of a certificate of occupancy by the City of Chicago.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by the Mayor and City Clerk, on or as of the 2nd day of March, 2005.

ATTEST:

CITY OF CHICAGO,
an Illinois municipal corporation

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

James J. Laski
JAMES J. LASKI, City Clerk

State of Illinois County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard M. Daley, Mayor, and James J. Laski, City Clerk, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered as Mayor and City Clerk of the City of Chicago, the said instrument as their free and voluntary act, and as the free and voluntary act of said City, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of March, 2005.

Sandra E. Foreman
Official Seal
Sandra E. Foreman
Notary Public State of Illinois
My Commission Expires 07/23/08

Approved as to form and legality,
except as to legal description

Caroline Teresso
THIS INSTRUMENT WAS PREPARED BY:

CAROLINE TEDESSO
Department of Planning and Development
121 North LaSalle Street, Room 1002A
Chicago, Illinois 60602
312/744-LAND

MAIL DEED AND TAX BILLS TO:

Alberto Rarias
1140 N. Spaulding Ave.
Chicago, Illinois 60651

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45; AND SECTION 3-3 2-030B7(b) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

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EXHIBIT A

Legal Description:

Parcel 1.

Lot 6 in southeast Gross' Fourth Humboldt Park Addition to Chicago, being a subdivision of Lot 7 in Superior Court Partition of the east half of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (commonly known as 1145 N. Christiana Avenue, Chicago, Illinois 60608, Permanent Tax Number 16-02-409-010).

Parcel 2.

Lot 4 in southeast Gross' Fourth Humboldt Addition to Chicago, being a subdivision of Lot 7 in Superior Court Partition of the east half of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (commonly known as 1153 North Christiana Avenue/3325-3327 West Division Street, Chicago, Illinois 60608, Permanent Tax Number 16-02-409-001).

Property of Cook County Clerk's Office



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EUGENE 'GENE' MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

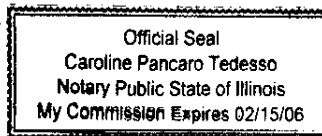
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 2, 2005

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 2 day of March 2005
Notary Public Caroline Pancaro Tedesso



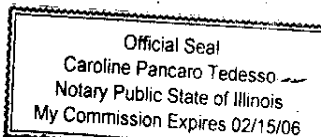
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 2, 2005

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 2 day of March 2005
Notary Public Caroline Pancaro Tedesso



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.)