

# UNOFFICIAL COPY

415 8311  
MAIL TAX BILLS TO:

Ramos & Garcia Corporation  
P.O. Box 1467  
Elmhurst, Illinois 60126

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe & Jenkins, Ltd.  
20 North Wacker Drive, Suite 1660  
Chicago, IL 60606  
Michael A. Marrs, Esq.

AFTER RECORDING RETURN TO:

*James B. Anderson*  
Ramos & Garcia Corporation  
P.O. Box 1467  
Elmhurst, Illinois 60126

*SAYS W. Hendon*  
Chicago, IL 60656



Doc#: 0524905358 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2005 04:10 PM Pg: 1 of 6

[The above space for recording purposes]

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH B SECTION 31-45, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH B OF SECTION 7.3 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (5), SECTION (A) OF THE VILLAGE OF MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

8.30.05 *Michael A. Marrs*  
DATE GRANTOR / GRANTEE OR REPRESENTATIVE

*Tanden M. Powell* 8/29/05  
AUTHORIZED SIGNATURE DATE

## QUIT CLAIM DEED

THE GRANTOR, the Village of Maywood, Cook County, Illinois, an Illinois municipal corporation ("Grantor"), with its principal office address at 40 West Madison Street, Maywood, Illinois, 60153, for and in consideration of Ten Dollars and No/100ths (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Corporate Authorities of the Village of Maywood, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM to:

Ramos & Garcia Corporation, an Illinois Corporation ("Grantee"), as of August 30, 2005 (the "Transfer Date") all of its interest in the following described real estate (the "Subject Property"), situated in the Village of Maywood, County of Cook, State of Illinois, more particularly described as follows, to-wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

Address of Real Estate: 132 South 21st Avenue, Maywood, Illinois 60153  
Tax Identification Numbers: 15-10-124-036-0000 & 15-10-124-037-0000

Subject only to the covenants and restrictions set forth herein:

PROPERTY WITH COUNTY

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## Condition of Property

Grantee does, by acceptance of this Deed, represent and warrant that it is familiar with the condition of the Subject Property and that Grantor has not made and makes no warranties or representations regarding the Subject Property, express or implied, including without limitation, its habitability, condition or fitness for any particular use or purpose. Grantee agrees that the property is hereby conveyed by Grantor and accepted in its "AS IS, WHERE IS" condition, including any environmental conditions existing in, on, or beneath the property. Grantee represents and warrants that he understands that this Deed does not remove or release any existing non-Village easement rights or other conditions of public record that are enforceable by other persons or private or public utilities.

## Use and Maintenance of the Property

Grantee does, by acceptance of this Deed, acknowledge and agree to improve the Subject Property by constructing a single-family residence thereon, as set forth in the Redevelopment Proposal attached hereto as **Exhibit B**. Grantee does, by acceptance of this Deed, acknowledge and agree to develop and maintain the Subject Property in accordance with the applicable provisions of the Maywood Village Code, as amended, including Section 150.030 of the Maywood Village Code (Exterior Wall Construction), as that Section exists at the time any building permits for the Subject Property are issued. Failure to develop and maintain the Subject Property as set forth herein shall obligate the Grantee to pay all taxes, penalties and interest forgiven through the no-cash bid procedure by which the Grantor Village acquired the Property, and shall cause the Subject Property to revert to the Grantor Village upon demand.

## Covenants to Run with Land

The restrictive covenants contained herein shall run with the land and shall be in full force and effect for a period of fifteen (15) years from the date of this Deed.

**IN WITNESS WHEREOF**, said Grantor has caused this Quit Claim Deed to be executed by its Interim Village Manager this 30<sup>th</sup> day of August, 2005.

**VILLAGE OF MAYWOOD,**  
an Illinois municipal corporation.

By: \_\_\_\_\_

Interim Village Manager

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## ACKNOWLEDGMENT

STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that BRIAN SIMS, personally known to me to be the Interim Village Manager of the Village of Maywood, an Illinois 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 acknowledged that in said capacity, he signed and delivered the said instrument, pursuant to authority given by the Village Board of Trustees of said corporation, as their 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 official seal, this 30<sup>th</sup> day of August, 2005.

Michael A. Marrs  
 Notary Public

My commission expires: 06/21/09



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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its 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.

Village of Maywood, an Illinois municipal corporation

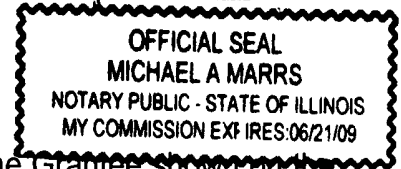
Dated August 30 2005

BY: [Signature]  
Grantor

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

BRIAN SIMS, Grantor, this 30<sup>th</sup> day of August, 2005.

NOTARY PUBLIC [Signature]



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.

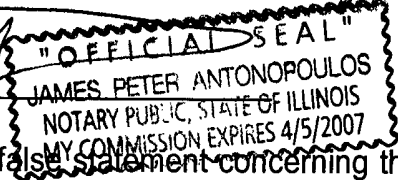
Dated 8/30 2005

BY: [Signature]  
Grantee

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

Edwin H. Remy, Grantee, this 30<sup>th</sup> day of August, 2005.

NOTARY PUBLIC [Signature]



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 provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.]

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 20 AND 21 IN BLOCK B IN THE SUBDIVISION OF LOTS 1, 2, 3, 30 AND 31 OF BLOCK 36, LOTS 30 AND 31 OF BLOCK 35 AND LOTS 25 AND 26 OF BLOCK 22, ALL IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(Commonly known as 132 South 21st Avenue, Maywood, Illinois.)

P.I.N.s: 15-10-124-036-0000 & 15-10-124-037-0000

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## EXHIBIT B

### REDEVELOPMENT PROPOSAL

Property of Cook County Clerk's Office

