

# UNOFFICIAL COPY

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211159



Doc#: 0536326207 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2005 03:59 PM Pg: 1 of 6

## 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 and 00/100 Dollars (\$1.00), conveys and quitclaims to **EAST LAKE/WEST END I-B, L.P.**, an Illinois limited partnership, whose offices are located at c/o East Lake Management & Development Corp., 2850 South Michigan Avenue, Chicago, Illinois 60616 ("Grantee"), all interest and title of Grantor in the real property legally described and identified on Exhibit A attached hereto ("Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago on September 1, 2004.

This Quitclaim Deed ("Deed") is subject to the following conditions and covenants which are a part of the consideration for the Property and which are to be taken and construed as running with the land and binding on Grantee and Grantee's successors and assigns. Except as otherwise defined herein, all capitalized words shall have the meanings given to such words in that certain Agreement for the Sale and Redevelopment of Land between Grantor and Grantee dated of even date herewith, and recorded as Document No. \_\_\_\_\_ ("Agreement").

**FIRST:** Grantee shall complete the Project (as evidenced by the issuance of the last certificate of occupancy for the buildings comprising the Project) in accordance with the terms and conditions of the Agreement no later than April 1, 2007, except as otherwise provided in the Agreement.

**SECOND:** Grantee shall not engage in any financing or other transaction which creates an encumbrance or lien on the Property without the prior written consent of Grantor, except as provided in Section 12 of the Agreement.

**THIRD:** Grantee may not directly or indirectly sell, convey or assign the Property or any part thereof or any interest therein or Grantee's controlling interests therein without the prior written consent of Grantor, except as provided in Section 11 of the Agreement. Further, no principal party of Grantee may sell, transfer or assign any of its interest in Grantee to anyone other than to another principal party of Grantee without the prior written consent of Grantor. Grantee must disclose the

Box 430

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identity of all limited partners to Grantor at the time such limited partners obtain an interest in Grantee.

**FOURTH:** Grantee shall not unlawfully discriminate based upon race, color, religion, sex, national origin or ancestry, military status, sexual orientation, source of income, age or handicap, in the sale, lease, rental, use or occupancy of the Project.

**FIFTH:** Grantee shall devote the Property to a use which complies with the applicable provisions of The Midwest Tax Increment Financing Redevelopment Project and Plan ("Redevelopment Plan") approved by the City Council of the City of Chicago pursuant to an ordinance adopted on May 17, 2000, including any amendments approved by the City Council to the date of this Deed.

**SIXTH:** Grantee shall comply with the affordability requirements set forth in the Regulatory Agreement between Grantor and Grantee of even date herewith ("Tax Credit Regulatory Agreement").

The covenants numbered **FIRST**, **SECOND**, **THIRD** and **FOURTH** shall terminate with respect to any individual building in the Project upon the issuance of a certificate of occupancy for such building. The covenant numbered **FIFTH** shall remain in effect until the expiration of the Redevelopment Plan. The covenant numbered **SIXTH** shall remain in effect until the expiration of the Tax Credit Regulatory Agreement.

If Grantee defaults in any manner described in Section 15.D. of the Agreement prior to issuance of a Certificate of Completion, and Grantee does not cure or remedy the default within the time provided for in the Agreement, Grantor may re-enter and take possession of the Property and terminate the estate conveyed by this Deed, and such right, title and interest of Grantee in and to the Property shall revert to Grantor. Notwithstanding the foregoing, the reversion of title in Grantor shall be limited by, and shall not defeat, render invalid, or limit in any way, any mortgage liens, security interests, covenants or restrictions authorized by the Agreement. This right of reverter and re-entry shall terminate with respect to any individual building in the Project upon the issuance of a certificate of occupancy for such building.

*(Signatures Appear on the Following Page)*

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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 duly affixed and attested, by its Mayor and City Clerk, on December 1, 2008<sub>5</sub>

CITY OF CHICAGO,  
an Illinois municipal corporation

By: Richard M. Daley <sup>Reg 7/14</sup>  
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski  
JAMES J. LASKI, City Clerk

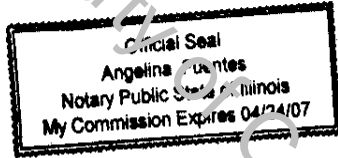
Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, ANGELINA FUENTES, 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 City Clerk, he signed and delivered the 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 the Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal on December 1, 2005.



Angelina Fuentes  
Notary Public

THIS INSTRUMENT WAS  
PREPARED BY:

Lisa A. Misher  
Assistant Corporation Counsel  
City of Chicago  
30 North LaSalle Street, Suite 1610  
Chicago, Illinois 60602  
(312) 742-3932

AFTER RECORDING, RETURN TO:

East Lake/West End I-B, L.P.  
c/o East Lake Management & Development Corp.  
2850 South Michigan Avenue  
Chicago, Illinois 60616  
Attn: Eden Hurd

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b)(1); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND SECTION 3-33-060(B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

12/1/05  
DATE

ERad  
BUYERS AGENT

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOTS 21, 22, 26 (EXCEPT THE EAST 0.98 FEET OF SAID LOT 26) AND 41 (EXCEPT THE EAST 0.98 FEET OF SAID LOT 41) IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS' SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER OF DEEDS OF COOK COUNTY ON APRIL 28, 2005 AS DOCUMENT NO. 0511519084.

COMMONLY KNOWN AS:

2449 WEST ADAMS, CHICAGO, ILLINOIS  
 2451 WEST ADAMS, CHICAGO, ILLINOIS  
 2434 WEST GLADYS, CHICAGO, ILLINOIS  
 2435 WEST GLADYS, CHICAGO, ILLINOIS

PERMANENT INDEX NO.

16-13-221-027-0000  
 16-13-222-001-0000  
 16-13-215-004-0000

LOT 3 AND THE EAST 3.40 FEET OF LOT 4 (EXCEPT THE SOUTH 1.00 FOOT OF SAID LOTS THEREOF) IN WEBB'S SUBDIVISION OF THE SOUTH HALF OF LOT 4 AND THAT PART OF LOTS 5 AND 6 IN BLOCK 1 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

2667 WEST MADISON, CHICAGO, ILLINOIS

PERMANENT INDEX NO.

16-13-201-002-0000  
 16-13-201-001

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(1)

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of its 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 entity or foreign entity 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: December 27, 2005

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before this  
29 day of December, 2005.

Notary Public [Signature]



The grantee or her 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 entity or foreign entity 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: December 27, 2005

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this  
29 day of December, 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 4 of the Illinois Real Estate Transfer Tax Act.]