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Doc#: 0604643291 Fee: \$32.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/15/2006 01:29 PM Pg: 1 of 5

QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

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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 Fifty Thousand and 00/100 Dollars (\$150,000.00), conveys and quitclaims pursuant to ordinance adopted by the City Council of the City of Chicago March 9, 2005, to **RHAY STREET**, an individual residing at 2331 East 97th Street, Chicago, Illinois 60617 ("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 July 28, 2005 and recorded as document No. 0604643287 ("Redevelopment 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 amendments approved by the City Council to the date of this 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 the Project in accordance with the terms of the Redevelopment Agreement and those Site Plans and Architectural Drawings which have been approved by Grantor, and shall diligently proceed

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with the construction of the Project to completion as per the terms of the Redevelopment Agreement.

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, 121 North LaSalle Street, Chicago, Illinois 60602.

FOURTH: Except as permitted by the Redevelopment Agreement, 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 or contract or agree to create any assignment with respect to the Property that would take effect prior to the issuance of the Certificate of Completion. The prohibitions contained herein shall not limit Grantee'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.

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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 1st day of February, 2006.

CITY OF CHICAGO, a municipal corporation

By: Richard M. Daley ^{by 7-14}
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski
JAMES J. LASKI, City Clerk

EXEMPT UNDER PROVISIONS OF PARAGRAPH 9B, SEC. 200.1-2 (B-6) OF PARAGRAPH 6, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

2-9-06
DATE BUYER, SELLER OR REPRESENTATIVE [Signature]

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH B SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 6 SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

2-9-06
Date BUYER, SELLER OR REPRESENTATIVE [Signature]

This instrument was prepared by:

Maria E. Hoffman
Senior Counsel
City of Chicago
30 North LaSalle Street, Suite 1610
Chicago, Illinois 60602
(312) 744-6927

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Antoinette Bielech, 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 1st day of February, 2006.



Antoinette Bielech
Notary Public

Property of Cook County Clerk's Office

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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:

LOT 10 AND THE SOUTH 8 FEET OF LOT 11 IN THE ASSESSOR'S DIVISION OF BLOCK 7 IN CLEAVERVILLE BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-02-103-016-0000

Address: 3981 South Ellis Avenue Chicago, Illinois 60653

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