



Doc#: 0628942205 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/16/2008 01:03 PM Pg: 1 of 8

QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

8236 5340285

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 Five Hundred Seven Thousand Three Hundred Fifty Eight and 00/100 Dollars (\$507,358.00), conveys and quitclaims pursuant to ordinance adopted by the City Council of the City of Chicago May 17, 2000 to CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust ("Purchaser"), located at 1808 Swift Road, Oakbrook, Illinois 60523, ("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. Grantor hereby reserves for itself and for the benefit of such public and quasi-public utility agencies as may require it an easement for the use of that certain portion of the Property described in Exhibit B attached hereto and made a part hereof, including the construction, operation and maintenance of any utilities on the site. 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 August 30, 2000 and recorded as document No.00681576 ("Redevelopment Agreement").

FIRST: Grantee shall devote the Property only to those uses authorized by Grantor and specified in the applicable provisions of the Western/Ogden Redevelopment Tax Increment Finance District Plan approved by the City Council of the City of Chicago pursuant to an ordinance adopted October 7, 1998, 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.

Box 400-CTCC

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THIRD: Grantee shall promptly commence the construction of the Improvements on the Property 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 with the construction of the Improvements to completion in accordance with 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 allowed under 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), except to any entity affiliated with the Grantee, 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 7, 2021. 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.

Notwithstanding any of the provisions of this Deed, including but not limited to those which are intended to be covenants running with the land, the holder of any mortgage or trust deed or a holder who obtains title to the Property as a result of foreclosure of such mortgage or trust deed shall not be obligated by the provisions of this Deed to construct or complete the construction of the Improvements or to guarantee such construction or completion, nor shall any covenant or any other provision in this Deed be construed to so obligate such holder.

For purposes of the foregoing paragraph, a holder of any mortgage or trust deed does not include a purchaser at a foreclosure sale other than the holder of the mortgage which is the subject of such foreclosure proceeding.

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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 6th day of October 2006.

CITY OF CHICAGO, a municipal corporation

By: Richard M. Daley *leg mdy*
RICHARD M. DALEY, Mayor

ATTEST:

Edmund Kantor

EDMUND KANTOR, Deputy City Clerk

This instrument was prepared by:

Maria E. Hoffman
Senior Counsel
City of Chicago
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
(312) 744-6927

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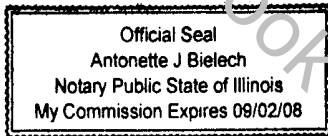
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Antonette J. Bielech, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Edmund Kantor, 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 6th day of October, 2006.

Antonette J. Bielech
Notary Public



Exempt under provisions of Paragraph B,
Section 4, Real Estate Transfer Tax Act.

10/6/06
Date Maria Hoffman

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

10/6/06
DATE Maria Hoffman
BUYER, SELLER OR REPRESENTATIVE

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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:

PARCEL 1:

THE WEST 9 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH 47, BOTH INCLUSIVE AND THE WEST 9 FEET OF LOT 48, ALSO THE EAST-WEST VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID WEST 9 FEET OF LOT 3 AND ALL OF LOTS 4 TO 25, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING SAID LOTS 26 TO 47 BOTH INCLUSIVE, AND THE WEST 9 FEET OF LOT 48 IN BLOCK 2 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 9 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH 47, BOTH INCLUSIVE AND THE WEST 9 FEET OF LOT 48, THE EAST-WEST VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID WEST 9 FEET OF LOT 3 AND ALL OF LOTS 4 TO 25, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING SAID LOTS 26 TO 47 BOTH INCLUSIVE, AND THE WEST 9 FEET OF LOT 48 IN BLOCK 3 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 4 TO 47 BOTH INCLUSIVE AND THE EAST-WEST VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 4 TO 25, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING SAID LOTS 26 TO 47 BOTH INCLUSIVE, IN BLOCK 6 IN CARTER H. HARRISON'S ADDITION TO CHICAGO BEING IN THE WEST ½ OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

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THAT PART OF VACATED FLOURNOY STREET LYING SOUTH OF LOTS 26 THROUGH 47 BOTH INCLUSIVE AND THE WEST 9 FET OF LOT 48, IN BLOCK 2, PARCEL 1, AND LYING NORTH OF ADJOINING THE WEST 9 FEET OF LOT 3 AND LOTS 4 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 3, PARCEL 2, ALSO THE NORTH ½ OF VACATED LEXINGTON STREET LYING SOUTH OF LOTS 26 THROUGH 47 BOTH INCLUSIVE AND THE WEST 9 FEET OF LOT 48, BLOCK 3, PARCEL 2, AND THE SOUTH ½ OF VACATED LEXINGTON STREET LYING NORTH OF AND ADJOINING LOTS 4 THROUGH 26, BOTH INCLUSIVE IN BLOCK 6, PARCEL 3, IN CARTER H. HARRISON'S SUBDIVISION

AFORESAID, IN COOK COUNTY, ILLINOIS.

Addresses:

2607 W. Harrison	16-13-401-032
2617 W. Harrison	16-13-401-010
2621-19 W. Harrison	16-13-401-008
	16-13-401-009
2639 W. Harrison	16-13-401-002
	16-13-401-003
	16-13-401-004
	16-13-401-005
	16-13-401-006
	16-13-401-007
2651 W. Harrison	16-13-401-001
2600 W. Flournoy	16-13-401-027
2622 W. Flournoy	16-13-401-026
2626 W. Flournoy	16-13-401-025
2628 W. Flournoy	16-13-401-024
2638 W. Flournoy	16-13-401-020
2636 W. Flournoy	16-16-401-021
2630 W. Flournoy	16-13-401-023
2634 W. Flournoy	16-13-401-022
2640 W. Flournoy	16-13-401-019
2642 W. Flournoy	16-13-401-018
2646 W. Flournoy	16-13-401-016
	16-13-401-017
2654 W. Flournoy	16-13-401-015
2658 W. Flournoy	16-13-401-014
2660 W. Flournoy	16-13-401-013
2641 W. Flournoy	16-13-405-007
	16-13-405-008
2649 W. Flournoy	16-13-405-006
2651 W. Flournoy	16-13-405-005

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2653 W. Flourney	16-13-405-004
2657 W. Flourney	16-13-405-002
2659 W. Flourney	16-13-405-001
2608 W. Lexington	16-13-405-025
2630 W. Lexington	16-13-405-024
2634 W. Lexington	16-13-405-022
2636 W. Lexington	16-13-405-021
2642 W. Lexington	16-13-405-018
	16-13-405-019
2650 W. Lexington	16-13-405-017
2652 W. Lexington	16-13-405-016
2658 W. Lexington	16-13-405-014
2655 W. Flourney	16-13-405-003
2631 W. Flourney	16-13-405-010
2621 W. Flourney	16-13-405-011
2607 W. Flourney	16-13-405-012
2654 W. Lexington	16-13-405-015
2638 W. Lexington	16-13-405-020
2632 W. Lexington	16-13-405-023
2637 W. Flourney	16-13-405-009
2660 W. Lexington	16-13-405-015
2624 W. Polk	16-13-409-002
2661 W. Lexington	16-13-409-001

All in Chicago, Illinois.

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EXHIBIT B

BEING A STRIP OF LAND 20 FEET IN WIDTH OVER, UNDER, ACROSS AND THROUGH THAT PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 IN BLOCK 3 OF CARTER R. HARRISON'S ADDITION TO CHICAGO PER DOCUMENT NUMBER 10180; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 15.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 07 MINUTES 25 SECONDS WEST, 39.98 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 01 SECONDS EAST 20.00 FEET TO A POINT ON THE WEST LINE OF CHICAGO & NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH 01 DEGREE 07 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 331.24 FEET TO THE SOUTH LINE OF LOT 48 IN SAID CARTER R. HARRISON'S ADDITION TO CHICAGO; THENCE SOUTH 8 DEGREES 44 MINUTES 13 SECONDS WEST, 26.06 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 06 SECONDS WEST 20.28 FEET; THENCE NORTH 08 DEGREES 44 MINUTES 13 SECONDS EAST, 26.06 FEET TO A POINT ON THE SOUTH LINE OF LOT 47 IN CARTER R. HARRISON'S ADDITION TO CHICAGO; THENCE NORTH 01 DEGREE 07 MINUTES 25 SECONDS WEST PARALLEL WITH SAID WEST LINE 265.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.s: (Portion of) 16-13-405-025-000 and (portion of) 16-13-405-012-0000