

QUITCLAIM DEED

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Doc#: 0708534136 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/26/2007 03:24 PM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

GRANTOR, CITY OF CHICAGO, an Illinois municipal corporation, for the consideration of Fourteen Thousand and no/100 Dollars (\$14,000.00), conveys and quitclaims all interest in the real property legally described and identified on Exhibit A attached hereto ("Property"), to Lester McLaurin ("Grantee"), 6619 S. Ashland Avenue, Chicago, Illinois, 60636, pursuant to an ordinance adopted by the City Council of the City of Chicago on January 11, 2007.

This conveyance is subject to the express conditions that: 1) a parking lot is constructed on the Property within twelve (12) months from the date of this deed; and 2) the Property is used as a parking lot in perpetuity. In the event that the conditions are not met, the City of Chicago may re-enter the Property and re-vest title in the City of Chicago. This right of reverter and re-entry in favor of the City of Chicago shall terminate forty years from the date of this deed.

The Property is located in the 63rd/Ashland Tax Increment Financing Area ("Area") established pursuant to ordinances adopted by the City Council on March 29, 2006, published in the Journal of Proceedings for such date at pages 72958 through 73124. Grantee is obligated to use the Property only for use consistent with the land uses permitted under the redevelopment plan for the Area. Grantee's acceptance of such quitclaim deed shall be deemed to be Grantee's agreement to comply with such redevelopment obligations.

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 its Mayor and City Clerk, on or as of the 26 day of March, 2007.

ATTEST:

Miguel del Valle
MIGUEL DEL VALLE, City Clerk

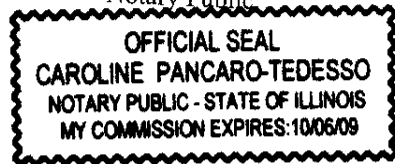
CITY OF CHICAGO,
a municipal corporation
By: Richard M. Daley
RICHARD M. DALEY, Mayor

State of Illinois)
County of Cook) SS

I, CAROLINE PANCARO-TEDESSO a Notary Public in and for County, in the State aforesaid, do hereby certify that Mara S. George, personally known to me to be the Corporation Counsel of the City of Chicago, pursuant to proxy on behalf of Mayor Richard M. Daley, Mayor, Miguel del Valle, personally known to me to be the City Clerk of the City of Chicago, both 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 being first duly sworn by me acknowledged that as said Corporation Counsel and said City Clerk respectively, each person signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as each person's 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 26 day of March, 2007.

Caroline Pancaro-Tedesso

Notary Public



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

Stacy Heller
Deputy Corporation Counsel

THIS INSTRUMENT WAS PREPARED BY:
Department of Planning and Development
121 North LaSalle Street, Room 1002A
Chicago, Illinois 60602
312/744-LAND

MAIL DEED AND SUBSEQUENT
TAX BILLS TO:
Lester McLaurin
6619 S. Ashland Avenue
Chicago, Illinois 60636

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); AND EXEMPT UNDER SECTION 3-33-060.B OF THE MUNICIPAL CODE OF CHICAGO.

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EXHIBIT A

Legal Description (Subject to Title Commitment and Survey):

Lot 15 (except that part taken for widening South Ashland Avenue) in Block 4 in Elizabeth S. Kirkland's subdivision of the South half of the Southwest quarter of the Northwest quarter of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESS:

6637 S. Ashland Avenue
Chicago, Illinois 60636

Property Index No(s):

20-20-116-008-0000

Property of Cook County Clerk's Office



UNOFFICIAL COPY EUGENE "GENE" MOORE

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

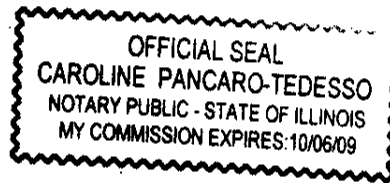
GRANTOR/GRANTEE STATEMENT

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 26, 2007

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 26 day of March 2007
Notary Public Caroline Pancaro Tedesso

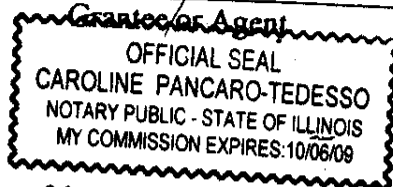


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 26, 2007

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 26 day of March 2007
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.)