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Doc#: 0726844012 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2007 10:45 AM Pg: 1 of 4

QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

4344208A
(2/4) TC

Grantor, **CITY OF CHICAGO**, an Illinois municipal corporation ("**Grantor**"), for and in consideration of Forty-Thousand Dollars and No/100 (\$ 40 000.00), conveys and quitclaims all interest in the real property legally described and identified on Exhibit A attached hereto, to New West Kedzie, LLC, an Illinois limited liability company, ("**Grantee**") having its principal offices at 1440 W. Taylor Street, Chicago, Illinois 60617, pursuant to Ordinance adopted by the City Council of the City of Chicago on April 6, 2005. Without limiting the quitclaim nature of the deed, such conveyance is expressly subject to the following:

(a) the New West Kedzie, L.L.C. Redevelopment Agreement dated April 11, 2006, and recorded April 12, 2006 as document #0610218029 as amended 9/21/07 and recorded on _____ as document # _____ by and between Grantor and Grantee (the "**Redevelopment Agreement**");

(b) the Midwest Tax Increment Financing Redevelopment Project Area and Plan adopted by the City Council on May 17, 2000, as amended;

(c) the standard exceptions in an ALTA insurance policy;

(d) general real estate taxes which are not yet due and owing, subject to the Grantor's duty under Section 4.09(d) of the Redevelopment Agreement;

(e) easements, encroachments, covenants and restrictions of record and not shown of record;

(f) such defects which cannot reasonably be cured but will not affect the use or marketability of the Property.

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(B); AND SECTION 3-33-060(B) OF THE CHICAGO MUNICIPAL CODE (CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE)

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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, by the Mayor and City Clerk, on or as of the 21st day of September, 2007.

CITY OF
CHICAGO,
an Illinois municipal corporation

Richard M. Daley
RICHARD M. DALEY, Mayor

ATTEST:

Miguel del Valle
Miguel del Valle, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that Miguel Del Valle, City Clerk, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that by his signature, as City Clerk of the City of Chicago he attested to the signature, seal and delivery of said instrument as his free and voluntary act, and as the free and voluntary act of the City of Chicago, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of September, 2007.

Ricky Knight
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:

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<p>Steven Holler Deputy Corporation Counsel Department of Law, Real Estate Division 121 North LaSalle Street, Suite 600 Chicago, Illinois 60602 312/744-6934</p>	<p>MAIL DEED AND TAX BILLS TO: New West Kedzie, LLC 1440 W. Taylor Street Chicago, Illinois 60618 Attention: Frank Mauro</p>
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EXHIBIT A

The
LOT 19 IN SUBDIVISION OF BLOCK 3 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST ONE HALF OF THE SOUTH ONE QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-13-316-001-0000

COMMONLY KNOWN AS: 901 S. Kedzie

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Dated August 30, 2007

Signature Steve J. Holler

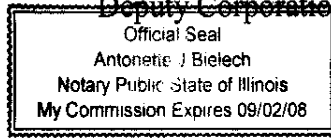
Agent

Steve Holler

~~Deputy Corporation Counsel~~

Subscribed and sworn to before me this 30th day of August, 2007

Antonie J. Bielech
Notary Public



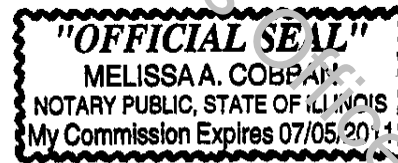
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9/21/07, 2007

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me this 21st day of Sept, 2007

Melissa A. Cobran
Notary Public



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)