

# UNOFFICIAL COPY

Prepared by:

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Chicago, Illinois 60603



After Recording return to:

Jennifer S. Manter  
Pircher, Nichols & Meeks  
900 North Michigan Avenue, Suite 1050  
Chicago, Illinois 60611

Doc#: 0805833174 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/27/2008 01:49 PM Pg: 1 of 4

8278674-1 AS D2 1/all

## QUIT CLAIM DEED

THIS QUITCLAIM DEED is dated as of the 19<sup>th</sup> day of September, 2007, but effective as of the 21<sup>st</sup> day of February, 2008 by the YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, with offices located at 801 N. Dearborn Street, Chicago, Illinois 60610 ("Grantor"), and CFRI NEW CITY, L.L.C., a Delaware limited liability company, having its principal place of business at c/o Commonfund Realty, Inc., 15 Old Danbury Road, Wilton, Connecticut 06897 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of One and No/100ths Dollars (\$1.00) and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, CONVEY AND QUITCLAIM (without covenant, representation or warranty of any kind) unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title, interest and estate in and to the land legally described on Exhibit A attached hereto and made a part hereof (the "Land"), which Land is situated in the County of Cook and State of Illinois, together with all of Grantor's right, title, interest and estate in and to any and all hereditaments, easements, rights and appurtenances belonging or appertaining to the Land, any and all buildings, structures, improvements and fixtures which constitute real property located on the Land, and any and all reversions, remainders, rents, issues and profits of the Land (collectively, the "Transferred Property").

TO HAVE AND TO HOLD the Transferred Property unto Grantee and its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

## YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO

By: *James G. Keane*  
Name: JAMES G. KEANE  
Its: EXECUTIVE VICE PRESIDENT

Send Subsequent Tax Bills to:  
Commonfund Realty, Inc.  
15 Old Danbury Road  
Wilton, Connecticut 06897  
Attn: Hugh Scott and James Keary

Exempt under provisions of paragraph ( e ),  
Section 31-45, Real Estate Transfer Tax Law  
(35 ILCS 200/31-45)

Dated this 19<sup>th</sup> day of September 2007

*James G. Keane*  
Signature of Buyer, Seller or Agent

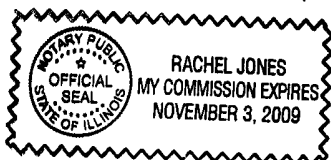
STATE OF ILLINOIS )  
 ) ) SS.  
COUNTY OF COOK )

I, Rachel Jones, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that James G. Keane, the Executive Vice President of Young Men's Christian Association of Chicago, 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 to me that he, being thereunto duly authorized, signed and delivered said instrument as his free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 19<sup>th</sup> day of September, 2007.

*Rachel Jones*  
Notary Public

My Commission Expires: 11/3/09



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## EXHIBIT A TO QUIT CLAIM DEED

### Legal Description of Property

ALL THAT PART OF NORTH OGDEN AVENUE AS OPENED BY ORDINANCE EXTENDING NORTH OGDEN AVENUE FROM WEST RANDOLPH STREET AND WEST BYRON PLACE TO NORTH CLARK STREET AND CENTER STREET, PASSED FEBRUARY 18, 1919, ORDER OF POSSESSION DATED MARCH 1, 1945 COUNTY COURT GENERAL NUMBER 42162 SAID PART OF NORTH OGDEN AVENUE COMPRISING PART OF WEST SCHILLER STREET, FORMERLY UHLAND STREET, PART OF LANGDON STREET, A NORTHWESTERLY / SOUTHEASTERLY 8 FOOT PUBLIC ALLEY, PART OF LOTS 4 THROUGH 16, BOTH INCLUSIVE, C. J. HULL'S SUBDIVISION OF LOT 115 AND 117 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PART OF LOTS 1 AND 2 IN ASSESSORS DIVISION OF LOTS 114 IN BUTTERFIELD'S ADDITION TO CHICAGO AFORESAID, THE NORTHWESTERLY LINE OF SAID NORTH OGDEN AVENUE DESCRIBED IN SAID OPENING ORDINANCE AS "A LINE DRAWN THROUGH A POINT IN THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE 97.88 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF LANGDON STREET AS MEASURED ALONG THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE AND THROUGH A POINT IN THE NORTH LINE OF REES STREET 229.0 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET", FOR THE PURPOSES OF THIS DESCRIPTION THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE HAVING AN ASSUMED BEARING OF SOUTH 28 DEGREES, 49 MINUTES, 03 SECONDS WEST, SAID PART OF NORTH OGDEN AVENUE AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE AND THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE SOUTH 28 DEGREES, 49 MINUTES, 03 SECONDS WEST FOR A DISTANCE OF 343.08 FEET; THENCE SOUTH 61 DEGREES, 10 MINUTES, 57 SECONDS EAST FOR A DISTANCE 50.0 FEET; THENCE NORTH 28 DEGREES, 49 MINUTES, 03 SECONDS EAST FOR A DISTANCE OF 328.57 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE NORTH 44 DEGREES, 59 MINUTES, 42 SECONDS WEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE, A DISTANCE OF 52.06 FEET TO THE PLACE OF BEGINNING.

Permanent Index Numbers: part of 17-04-112-053-0000 and part of 17-04-112-056-0000

Address: vacant land in the SWC of North Ogden Avenue and North Clybourn Avenue, Chicago, Illinois 60622

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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 partnership 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 February 21, 2008

Signature *Ari J. Rotenberg, Agent*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Ari J. Rotenberg, agent of Grantor  
THIS 21<sup>st</sup> DAY OF FEBRUARY, 2008.

NOTARY PUBLIC Charlene M. Schank



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 February 21, 2008

Signature *Jennifer S. Mantel, agent*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Jennifer S. Mantel, agent of Grantee  
THIS 21<sup>st</sup> DAY OF FEBRUARY, 2008.

NOTARY PUBLIC *Michael J. Karber*



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.]