

Doc#: 1025803067 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/15/2010 10:39 AM Pg: 1 of 3

**QUITCLAIM DEED
(Vacant Land)**

(The Above Space For Recorder's Use Only)

GRANTOR, CITY OF CHICAGO, an Illinois municipal corporation, for the consideration of One Thousand One Hundred Fifty Five and 00/100 Dollars (\$1,155.00) conveys and quitclaims all interest in the real property legally described and identified on Exhibit A attached hereto ("Property"), pursuant to Ordinance adopted by the City Council of the City of Chicago on June 9, 2010, to Christopher Morfa and Edwin Mena ("Grantee"), residing at 3246 West Huron Street, Chicago, Illinois, 60624.

This conveyance is subject to the express conditions that: 1) Grantee shall not convey, assign or transfer the Property except in conjunction with the adjoining real estate presently owned by Grantee; and 2) Grantee maintains the Property in accordance with the provisions of the aforesaid Ordinance and the Adjacent Neighbors Land Acquisition Program of the Municipal Code of Chicago. These conditions shall run with the land and be in full force and effect for a period of five (5) years from the date of this deed.

The Property is located in the Chicago/Central Park Tax Increment Financing Area ("Area") established pursuant to ordinances adopted by the City Council on February 27, 2002, published in the Journal of Proceedings for such date at pages 79794 through 80025. 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. The Grantee also acknowledges that if the Grantee develops the Property with a residential housing project, as defined under and that is subject to Section 2-44-090 of the Municipal Code of the City (the "Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the Affordable Requirements Ordinance.

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 15 day of September, 2010.

ATTEST:

Miguel del Valle
MIGUEL DEL VALLE, City Clerk

CITY OF CHICAGO, a municipal corporation

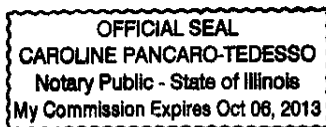
By: *Richard M. Daley*
RICHARD M. DALEY, Mayor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ~~CAROLINE PANCARO-TEDESSO~~, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mara S. Georges, 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, and 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 notarial seal this 15 day of September, 2010.

Approved as to Form and Legality,
except as to legal description
Steven J. Haller
Deputy Corporation Counsel



Caroline Pancaro-Tedesso
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Department of Planning and Development, Real Estate Division
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602

MAIL DEED AND SUBSEQUENT
TAX BILLS TO:
Mr. Christopher Morfa & Mr. Edwin Mena
3246 W. Huron Street
Chicago, Illinois 60624

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

UNOFFICIAL COPY

EXHIBIT A

Legal Description (Subject to Title Commitment and Survey):

Lot 3 in Subdivision of Lots 81, 82, 83 and 84 in Armington's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3244 West Huron Street
Chicago, Illinois, 60624

Property Index Number: 16-11-206-040-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 9-15, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said [Handwritten Name]
This 15, day of Sept., 2010
Notary Public Caroline Pancaro-Teusso

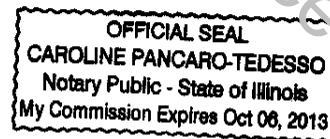


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date SEPTEMBER 15, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee Agent
This 15, day of September, 2010
Notary Public Caroline Pancaro-Teusso



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.)