

UNOFFICIAL COPY



Doc#: 1106731005 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2011 10:05 AM Pg: 1 of 6

QUITCLAIM DEED

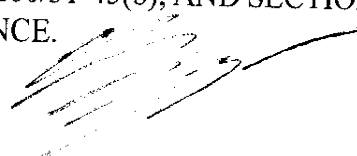
(Vacant Land)

(The Above Space For Recorder's Use Only)

Grantor, the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of local government located at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for and in consideration of Two Hundred Sixteen Thousand Nine Hundred Eighty and 00/100 Dollars (\$216,980.00) conveys and quitclaims, pursuant to ordinance adopted January 13, 2011, to **NORFOLK SOUTHERN RAILWAY COMPANY**, a Virginia corporation whose offices are located at Three Commercial Place, Norfolk Virginia 23510 ("Grantee"), all interest and title of Grantor in the real property legally described in Exhibit A attached hereto (the "Property"). Without limiting the quitclaim nature of this deed ("Deed"), such conveyance shall be subject to the following:

1. Covenants and restrictions set forth in this Deed and that certain Agreement for the Sale and Redevelopment of Land dated as of February 24, 2011, by and between Grantor and Grantee, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on March 8, 2011, as document # 1106731004;
2. The standard exceptions in Schedule B of an ALTA title insurance policy;
3. General real estate taxes and any special assessments or other taxes;
4. All easements, encroachments, covenants and restrictions of record and not shown of record;
5. Such other title defects as may exist; and
6. Any and all exceptions caused by the acts of Grantee or its agents

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 TRANSACTION TAX ORDINANCE.

 3-7-11

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60580

MAM-2011 CO - 6933 (2012)

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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 duly affixed and attested, by the Mayor and by the City Clerk, on or as of the 24th day of February, 2011.

CITY OF CHICAGO,
a municipal corporation and home rule unit of
local government

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

ATTEST:

Miguel Del Valle
Miguel Del Valle, City Clerk

Approved as to form (except for legal description):

Steven J. Holler
Steven J. Holler
Deputy Corporation Counsel

Property of Cook County Clerk's Office

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Exhibit A

THE WESTERLY 47.74 FEET OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF BLOCKS 8 AND 9, TOGETHER WITH THE EAST 1/2 OF SOUTH PRAIRIE AVENUE IN THE SUBDIVISION BY L.C.P. FREER (AS RECEIVER) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF 63RD STREET, 129.5 FEET EAST OF THE CENTERLINE OF PRAIRIE AVENUE; THENCE SOUTH PARALLEL TO THE CENTERLINE OF PRAIRIE AVENUE, 290 FEET; THENCE SOUTHWESTERLY 60.42 FEET TO A POINT 35.5 FEET SOUTH OF THE SOUTH LINE OF 63RD STREET AND 122 FEET EAST OF THE CENTERLINE OF SOUTH PRAIRIE AVENUE; THENCE CONTINUING SOUTHWESTERLY 215.12 FEET TO A POINT 559 FEET SOUTH OF THE SOUTH LINE OF 63RD STREET AND 75.12 FEET EAST OF THE CENTERLINE OF SOUTH PRAIRIE; THENCE WEST PARALLEL TO THE SOUTH LINE OF 63RD STREET, 25.38 FEET; THENCE SOUTH PARALLEL TO THE CENTERLINE OF SOUTH PRAIRIE AVENUE, 350 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF 63RD STREET 47.74 FEET TO THE CENTERLINE OF SOUTH PRAIRIE AVENUE; THENCE NORTH ALONG THE CENTERLINE OF SOUTH PRAIRIE AVENUE, A DISTANCE OF 909 FEET TO THE SOUTH LINE OF 63RD STREET; THENCE EAST ALONG THE SOUTH LINE OF 63RD STREET, 129.5 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINs: (part of) 20-22-108-024
20-22-108-026

Commonly known as: 301 East 63rd Street (a/k/a 6301 S. Prairie Avenue)
Chicago, Illinois 60637

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RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF Kendall)

Eva Cruz, being duly sworn on oath, deposes and states that she reside(s) at 105 W. Veterans Parkway, Yorkville, IL 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 7 DAY
OF March, 2011

Notary Public



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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.

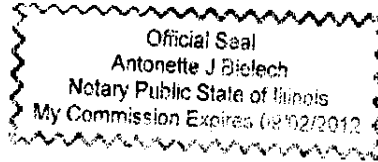
City of Chicago,
by one of its attorneys:

Dated February 8, 2011

Signature Arthur S. Dolinsky
Arthur Dolinsky
Senior Counsel

Subscribed and sworn to before me
this 8th day of February, 2011

Antonette Bielech
Notary Public



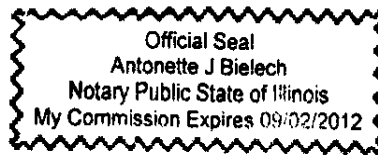
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 22, 2011

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 22nd day of February, 2011

Antonette Bielech
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)