

# UNOFFICIAL COPY



Doc#: 1201834072 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2012 02:56 PM Pg: 1 of 4

## QUITCLAIM DEED (Vacant Land)

(The Above Space For Recorder's Use Only)

**THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45 (b) AND (e); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND THE CHICAGO REAL PROPERTY TRANSFER TAX, MUNICIPAL CODE SECTION 3-33-060.B AND E.**

**GRANTOR, CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government, for the consideration of One Thousand and 00/100 Dollars (\$1,000.00) 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 November 2, 2011, to Theaster Gates, Jr. ("Grantee"), residing at 6918 South Dorchester Avenue, Chicago, Illinois, 60637.

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; 2) the Property shall be improved with landscaped open space within six (6) months of the date of conveyance of the Property and the construction of any permanent improvements on the Property, excluding only improvements made by the Grantee on the Property that constitute an integrated addition to the Grantee's primary residence on the adjacent lot, or a garage appurtenant thereto, are prohibited; and 3) 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 ten (10) years from the date of this deed.

The Property is located in the 71<sup>st</sup>/Stony Island Tax Increment Financing Area ("Area") established pursuant to ordinances adopted by the City Council of the City on October 7, 1998, and published in the Journal of Proceedings of the City Council for such date at pages 78137 through 78242. 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 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.

**[SIGNATURES, ATTESTATION AND NOTARIZATION APPEAR ON NEXT PAGE]**

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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 its Mayor and City Clerk, on or as of the 12<sup>th</sup> day of December, 2011.

ATTEST:

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

Susana A. Mendoza  
SUSANA A. MENDOZA, City Clerk

By: Rahm Emanuel for SRP  
RAHM EMANUEL, Mayor

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Julie A. Bennett, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Stephen R. Patton, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Rahm Emanuel, Mayor, and Susana A. Mendoza, personally known to me to be the City Clerk of the City, 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 City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12<sup>th</sup> day of December, 2011.

Julie A. Bennett  
NOTARY PUBLIC

Approved as to Form and Legality,  
except as to legal description

Steve J. Hellen  
Deputy Corporation Counsel

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

MAIL DEED AND SUBSEQUENT  
TAX BILLS TO:  
**Theaster Gates, Jr.**  
6918 South Dorchester Avenue  
Chicago, Illinois 60637

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## EXHIBIT A

**Bidder:** Theaster Gates, Jr.  
**Bidder Address:** 6918 South Dorchester Avenue  
**Bid Amount:** \$1,000.00  
**Appraised Value:** \$6,500.00

### Legal Description (Subject to Title Commitment and Survey):

Lot 31 in Block 2 of Scammon and Dickey's Subdivision of all that part of the West ½ of the Southeast ¼ of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois.

**Address:** 6920-6922 South Dorchester Avenue, Chicago, Illinois

**Property Index Number:** 20-23-412-053-0000

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 January 18, 2012

Signature: *Kandelyn Hahn*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Kandelyn Hahn  
This 18, day of January, 2012  
Notary Public Cynthia A Garza



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 January 18, 2012

Signature: *Joseph P. Gattuso*  
Grantee or Agent  
ATTORNEY FOR GRANTEE

Subscribed and sworn to before me  
By the said Joseph P. Gattuso  
This 18, day of January, 2012  
Notary Public Cynthia A Garza



**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.)