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QUITCLAIM DEED
(VACANT LAND)

211981



Doc#: 1206945075 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2012 02:02 PM Pg: 1 of 5

Prepared By:
Pamela Cash
Assistant General Counsel
Chicago Housing Authority
Office of the General Counsel
60 East Van Buren, 12th Floor
Chicago, Illinois 60605

The Grantor, **CHICAGO HOUSING AUTHORITY**, a municipal corporation, created and existing under and by virtue of the laws of the State of Illinois located at 60 East Van Buren Street, Chicago, Illinois 60605, ("Grantor") and duly authorized to transact business in the State of Illinois, for and in consideration of One Dollars (\$ 1.00) CONVEYS AND QUITCLAIMS to **THE COMMUNITY BUILDERS, INC.**, a Massachusetts charitable corporation doing business in Illinois as TCB Illinois NFP, Inc., located at 95 Berkeley Street, Suite 500, Boston, Massachusetts 02116 ("Grantee"), all interest and title of Grantor 'AS-IS' in the real property legally described on **EXHIBIT A** attached hereto and made a part hereof (the "Property"). This conveyance is made subject to:

- a) the right of reverter set forth below;
- b) any and all matters affecting title, including but not limited to, any and all easements, encroachments, covenants and restrictions of record, whether recorded or unrecorded;
- c) all general real estate taxes and any special assessments or other taxes;
- d) the standard exceptions in the ALTA title insurance policy;
- e) such other title defects and encumbrances as may exist.

Further, this Deed is made and executed upon and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being part of the consideration for the Property and are to be taken and construed as running with the land, which covenants and conditions are as follows:

1) Grantee shall concurrently execute and record a Deed conveying the Property to Oakwood Shores Terrace Associates Limited Partnership, an Illinois limited partnership (the "Partnership") for the construction of a mixed-use rental building (the "Building") as set forth in the Chicago Housing Authority Loan Agreement (the "Loan Agreement") dated March 7, 2012 by and between the Grantor and the Partnership.

2) The Partnership shall commence and complete the construction of the Building in accordance with the deadlines established in the Loan Agreement and subject to the adjustments permitted thereunder.

In the event that the Partnership does not complete the Building on or prior to May 31, 2013 (the

5 pages

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"Construction Completion Deadline"), the Grantor may re-enter and take possession of the Property, terminate the estate conveyed to the Partnership, re-vest title to the Property in the Grantor and shall require the Partnership to execute a Deed of Reconveyance to the Grantor; provided, however, the re-vesting of title in the Grantor shall be limited by, and shall not defeat, render invalid, or limit in any way, the lien of any Senior Lender as defined in the Loan Agreement.

The right of reverter shall terminate upon the issuance of the final Certificate of Completion by the architect identified on Exhibit A of the Loan Agreement for the completed Building.

[SIGNATURE AND NOTARIZATION APPEAR ON THE NEXT PAGE]

Property of Cook County Clerk's Office

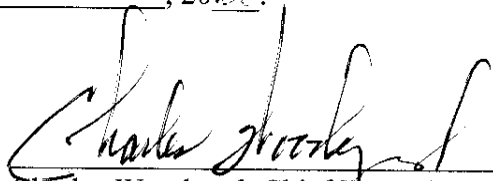
City of Chicago
Dept. of Finance
619247
3/9/2012 11:24
dr0C764



Real Estate
Transfer
Stamp
\$0.00
Batch 4,272,839

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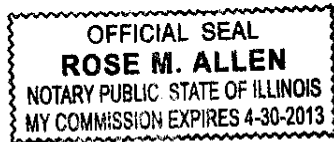
IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chief Executive Officer, Charles Woodyard, this 7th day of March, 2012.

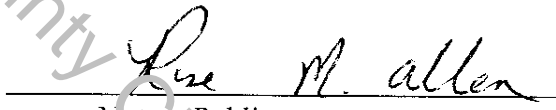

Charles Woodyard, Chief Executive Officer
Chicago Housing Authority

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Rose M. Allen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles Woodyard, Chief Executive Officer, of the Chicago Housing Authority, a municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the latter officer also than and there acknowledged that he, as custodian of the corporate seal of said corporate, affixed the same to the foregoing instrument as his free and voluntary act of said corporation, for the uses and purposes set forth therein.

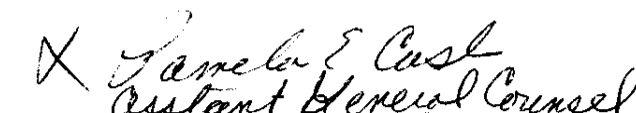
GIVEN under my hand and notarial seal this 7th day of March, 2012.




Notary Public

After recording, mail deed and future
Tax bills to:

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


Assistant General Counsel

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EXHIBIT A

Legal Description of the Property

THAT PART OF LOT 66 IN ELLIS' EAST OR SECOND ADDITION TO CHICAGO TOGETHER WITH THAT PART OF LOTS 7, 8 AND 9, IN ASSESSOR'S DIVISION OF LOTS 63, 64 AND 65 IN ELLIS' EAST ADDITION TO CHICAGO, TAKEN AS A TRACT, IN THE SOUTHEAST QUARTER OF SECTION 34 AND FRACTIONAL SECTION 35 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 38TH STREET, BEING ALSO THE NORTH LINE OF MADDEN WELLS SUBDIVISION, WITH THE EAST LINE OF THE 80 FOOT WIDE SOUTH COTTAGE GROVE AVENUE; THENCE NORTH 69°56'33" EAST, ALONG THE NORTH LINE OF EAST 38TH STREET, AFORESAID, 169.28 FEET TO THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 66, BEING THE POINT OF BEGINNING; THENCE NORTH 21°47'27" WEST, ALONG THE LAST MENTIONED EASTERLY LINE, 82.40 FEET TO THE NORTH LINE OF SAID LOT 66; THENCE NORTH 21°47'27" WEST, ALONG THE WESTERLY LINE OF LOTS 7, 8 AND 9, AFORESAID, 132.34 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTH 69°06'12" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 174.10 FEET TO THE WEST LINE OF THE 66 FOOT WIDE SOUTH ELLIS AVENUE; THENCE SOUTH 22°04'47" EAST, ALONG THE WEST LINE OF SOUTH ELLIS AVENUE, AFORESAID, 20.66 FEET; THENCE SOUTH 69°56'33" WEST, 78.39 FEET; THENCE SOUTH 19°58'00" EAST, 196.58 FEET TO THE NORTH LINE OF EAST 38TH STREET, AFORESAID; THENCE SOUTH 69°56'33" WEST, 90.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(S): 17-34-421-101

Commonly known as: 3740 S. Ellis Avenue, Chicago, Illinois.

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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 grantor 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, 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: March 7, 2012

GRANTOR:
CHICAGO HOUSING AUTHORITY

By: *Jane A. E. Cash*
Assistant General Counsel

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 7th DAY OF MARCH, 2012

Notary Public *Margaret A. Grassano*



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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

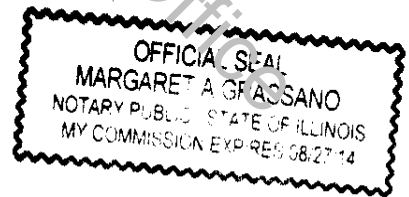
Dated: MARCH 7, 2012

GRANTEE:
THE COMMUNITY BUILDERS, INC.
A MASSACHUSETTS CHARITABLE CORPORATION

By: *Paul A. Horney*

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 7TH DAY OF MARCH, 2012.

Notary Public *Margaret A. Grassano*



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.

[Attached 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.