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Doc#: 1214215086 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/21/2012 02:51 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 Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00) 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 March 14, 2012, to Lumber Street, LLC, an Illinois limited liability company ("Grantee"), 2550 South Leavitt Street, Chicago, Illinois 60608.

This conveyance is subject to the express conditions that: (1) the Property is improved with landscaped open space within six (6) months of the date of this deed. "Landscaped" shall mean the planting and maintenance of lawn grass, or cultivated ornamental shrubs, plants, or trees, or a combination thereof; and (2) fencing shall be added to the exterior Property line as appropriate within six (6) months of the date of this deed, namely where Property abuts adjacent private owners' property, but not across streets or other routes of access.

In the event that these conditions are not met, the City of Chicago may re-enter the Property and re-vest title in the City of Chicago. Grantee, at the request of the City of Chicago, covenants to execute and deliver to the City a reconveyance deed to the Property to further evidence such re-vesting of title. This right of reverter and re-entry shall terminate upon the issuance and recordation of a certificate of completion, release or similar instrument by the City of Chicago.

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 Requirement Ordinance.

The Property is located in the Pilsen Industrial Corridor Tax Increment Financing Area ("Area") established pursuant to ordinances adopted by the City Council of the City on June 10, 1998, published in the Journal of Proceedings of the City Council for such date at pages 70521 through 70712. 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.

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EXHIBIT A

Purchaser: Lumber Street, LLC
Address: 2550 South Leavitt Street, Chicago, Illinois 60608
Purchase Amount: \$750,000.00

Legal Description (Subject to Title Commitment and Survey):

Lots 1, 2, 3, 12, 13 and 14 in Block 2 of Mrs. Bridget O'Neil's Subdivision of 4.80 acres of the West ½ of the East 16.72 acres in the Northeast Fractional 1/4 of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with the 20.0 foot wide East-West alley in said Block 2 contiguous to said Lots and the north half of the 66.0 foot wide vacated portion of 23rd Street contiguous to said Lots 12, 13 and 14; also

Lots 16, 17, 18 and 19 in Block 2 in Thomas O'Neil's Addition to Chicago, being the East 8.36 acres of the Northeast Fractional 1/4 of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, together with the 20.0 foot wide East-West alley in said Block 2 contiguous to said Lots and the north half of the 66.0 foot wide vacated portion of 23rd Street contiguous to said Lots 16 and 17; also

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 in Block 3 in Bridget O'Neil's Subdivision of 4.80 acres of the West ½ of the East 16.72 acres of the Northeast fractional 1/4 of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with the 20.0 foot wide East-West alley in said Block 3 contiguous to said Lots and the West half of the alley contiguous to said Lot 18 and the south half of the 66.0 foot wide vacated portion of 23rd Street contiguous to said Lots 1, 2 and 3; also

Lots 11, 12, 13 and 14 in Block 3, in Thomas O'Neil's Addition to Chicago, being a Subdivision of the East 8.36 acres of the Northeast fractional 1/4 of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, together with the 20.0 foot wide East-West alley in said Block 3 contiguous to said Lots and the East half of the alley contiguous to said Lot 12 and the south half of the 66.0 foot wide vacated portion of 23rd Street contiguous to said Lots 13 and 14.

Address: 825-833 West 22nd Place, 824-832 West 23rd Street, 825-847 West 23rd Street, and 2338-2362 South Lumber Street including adjacent, vacated alleys and adjacent, vacated portion of 23rd Street, Chicago, Illinois

Property Index Numbers:	17-29-202-004-0000	17-29-203-017-6001
	17-29-202-005-0000	17-29-203-017-6002
	17-29-202-006-0000	17-29-203-018-6001
	17-29-202-033-0000 (partial)	17-29-203-018-6002
	17-29-202-037-6001	17-29-203-019-6001
	17-29-202-037-6002	17-29-203-019-6002
	17-29-202-038-6001 (partial)	17-29-203-020-6001
	17-29-202-038-6002 (partial)	17-29-203-020-6002

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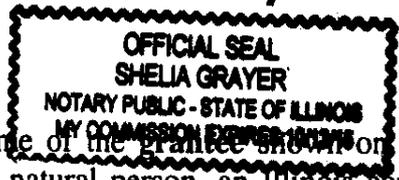
STATEMENT BY GRANTOR AND GRANTEE

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 May 21, 2012

Signature: Marc J. Gaynes
Grantor or Agent
Marc J. Gaynes
Asst. Corp. Counsel

Subscribed and sworn to before me
By the said Randalyn Hahn
This 21st day of May, 2012
Notary Public Shelia Grayer

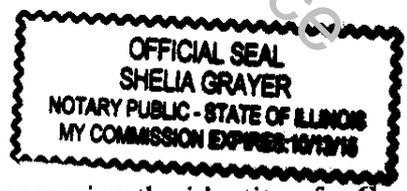


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 21, 2012

Signature: Andrew Street, LLC
Manager
Grantee or Agent

Subscribed and sworn to before me
By the said Tu Luu
This 21st day of May, 2012
Notary Public Shelia Grayer



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.)