

# UNOFFICIAL COPY



Doc#: 1305713037 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/26/2013 10:46 AM 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 (the "City"), for the consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00) 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 on October 3, 2012, to Daniel Christopher, as the sole beneficiary and holder of the power of direction with respect to Chicago Title Land Trust Company Trust Number 8002353041 ("Grantee"), 17120 Elm Drive, Hazel Crest, Illinois 60429.

This conveyance is subject to the express condition that a parking lot is built on the rear of the Property and the remainder is improved with landscaped open space within twelve (12) months of the date of this deed. In the event that the condition is not met, the City may re-enter the Property and re-vest title in the City. Grantee, at the request of the City, 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 of a certificate of completion, release or similar instrument by the City.

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]**

City of Chicago  
Dept. of Finance  
636975



Real Estate  
Transfer  
Stamp  
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## EXHIBIT A

**Purchaser:** Daniel Christopher, sole beneficiary and holder of the power of direction with respect to Chicago Title Land Trust Company Trust Number 8002353041  
**Purchaser's Address:** 17120 Elm Drive, Hazel Crest, Illinois 60429  
**Purchase Amount:** \$20,000.00  
**Appraised Value:** \$20,000.00

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

Lot 23 in Block 7 in North Lancaster's Subdivision of the West ½ of the Southwest ¼ of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Address:** 6967 South Michigan Avenue  
Chicago, Illinois 60637

**Property Index Number:** 20-22-314-002-0000

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 02/26, 2013

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTOR  
This 26 day of February, 2013  
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 Feb 26<sup>th</sup>, 2013

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said GRANTEE  
This 26 day of February, 2013  
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.)