



Doc#: 1324141179 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2013 12:40 PM Pg: 1 of 5

QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of local government having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), for and in consideration of One Dollar (\$1.00), conveys and quitclaims, pursuant to an ordinance adopted by the City Council of the City of Chicago on April 10, 2013, and published at pages 50917 through 50954 in the Journal of the Proceedings of the City Council of the City for such date, all interest in the real property legally described and identified on Exhibit A attached hereto, to THE STONY GROUP, LLC, an Illinois limited liability company, whose principal place of business is located at 6916 South Dorchester Avenue, Chicago, Illinois 60637 ("Grantee"). Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

- (a) Covenants and restrictions set forth in this deed and that certain Agreement for the Sale and Redevelopment of Land, dated on or as of August 8, 2013, by and between the City and Grantee, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on 8/29/2013, as document # 1324141178
- (b) the City's redevelopment plan for the 71st Street / Stony Island Tax Increment Financing Redevelopment Project Area, as may be amended from time to time;
- (c) the standard exceptions in an ALTA title insurance policy;
- (d) general real estate taxes and any special assessments or other taxes;
- (e) all easements, encroachments, covenants and restrictions of record and not shown of record;
- (f) such other title defects that may exist; and
- (g) any and all exceptions caused by the acts of the Grantee or its agents.

[signature page follows]

Box 400-CTCC

8/31/13 DZ AY 2 OF 2

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UNOFFICIAL COPY

IN WITNESS WHEREOF, the City of Chicago has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by the Mayor and City Clerk, on or as of the 8th day of August, 2013.

CITY OF CHICAGO,
an Illinois municipal corporation



Rahm Emanuel, SRP
Rahm Emanuel,
Mayor


ATTEST:

Susana A. Mendoza
Susana A. Mendoza,
City Clerk

Approved as to form (except for legal description):

Richard A. Wendy
Richard A. Wendy,
Deputy Corporation Counsel

REAL ESTATE TRANSFER		08/13/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
20-23-405-025-0000 20130801600073 HDJXSG		

REAL ESTATE TRANSFER		08/13/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
20-23-405-025-0000 20130801600073 LRHZ5D		

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b) AND (e); SECTION 3-33-060.B. AND E. OF THE MUNICIPAL CODE OF CHICAGO (CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE); AND SECTION 6 (B) OF THE COOK COUNTY REAL PROPERTY TAX ORDINANCE.

UNOFFICIAL COPY

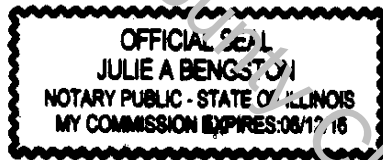
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said 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, 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 8th day of August, 2013.

Julie A Bengston

 NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
 Arthur Dolinsky,
 Senior Counsel
 Department of Law, Real Estate Division
 121 North LaSalle Street, Suite 600
 Chicago, Illinois 60602
 312-744-0200

MAIL DEED AND TAX BILLS TO:
 The Stony Group, LLC
 6918 South Dorchester Avenue
 Chicago, Illinois 60637
 Attn: Charles Vinz

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EXHIBIT A

Legal Description

LOTS 19 AND 20 IN BASS & EDMOND'S SUBDIVISION OF THE EAST 256 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-23-405-025-0000

Commonly known as: 6758-60 South Stony Island Avenue, Chicago, Illinois 60649

Property of Cook County Clerk's Office

UNOFFICIAL COPY

6758-60 S. Stuy Is.

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.

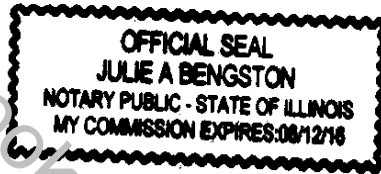
City of Chicago,
by one of its attorneys:

Dated August, 2013

Signature Arthur Dolinsky
Arthur Dolinsky
Senior Counsel

Subscribed and sworn to before me
this 1st day of August, 2013

Julie A. Bengston
Notary Public



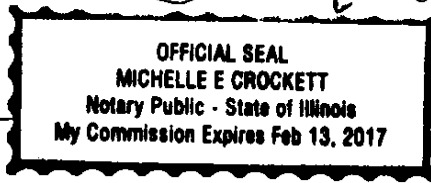
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 8-8, 2013

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 8th day of August, 2013

Michelle E. Crockett
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)