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Doc#: 1435217019 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2014 02:50 PM Pg: 1 of 5

QUITCLAIM DEED

(vacant land)
-Large Lot Program-

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("**Grantor**"), for and in consideration of ONE DOLLAR (\$1.00), pursuant to an ordinance adopted by the City Council of the City of Chicago (the "**City Council**") on November 5, 2014, and published in the Journal of the Proceedings of the City Council for such date at pages 95714 through 95719, conveys and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Earnestine Allen, an individual ("**Grantee**"), having its or their principal office or residence at 1259 W. 71ST PLACE, CHICAGO, ILLINOIS 60636.

Without limiting the quitclaim nature of this deed, such conveyance shall be subject to:

1. standard exceptions in an ALTA insurance policy;
2. general real estate taxes and any special assessments or other taxes;
3. easements, encroachments, covenants, restrictions and liens of record and not shown of record;
4. such other title defects as may exist;
5. any and all exceptions caused by acts of Grantee or its agents; and
6. the redevelopment plan, as may be amended, for the Tax Increment Financing District Redevelopment Area in which the Property is located, until such plan expires.

This deed is also subject to the following covenant which is a part of the consideration for the Property and which shall run with the land and bind Grantee and Grantee's successors and assigns:

For a period of five (5) years commencing on the date of this deed, Grantee shall (a) remain in title to the Property and (b) maintain the Property. Grantor shall have a right of reverter if Grantee or Grantee's successors and assigns fail to comply with such covenants.

(Signatures Appear on the Following Page)

S u
P u
S N
M N
SC u
E u
INT u

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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 affixed hereto, on or as of the 21st day of December, 2014.

CITY OF CHICAGO,
a municipal corporation

By: Rahm Emanuel, MD
RAHM EMANUEL, Mayor


ATTEST:



Susana A. Mendoza
SUSANA A. MENDOZA, City Clerk

APPROVED AS TO FORM
(Except as to legal description):

Richard Wendy
Richard Wendy
Deputy Corporation Counsel

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

REAL ESTATE TRANSFER TAX		03-Dec-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-29-104-035-0000 20141201648791 1-172-017-792		

REAL ESTATE TRANSFER TAX		11-Dec-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-29-104-035-0000 20141201648791 0-451-422-848		

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Exhibit A

THE EAST ½ OF LOT 34 AND ALL OF LOT 35 IN BLOCK 1 IN WEDDELL & COX HILLSIDE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1270 West 71st Place, Chicago, Illinois 60636

PIN 20-29-104-035

Property of Cook County Clerk's Office

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(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Large Lot Program
[identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

FARNESTINE ALLEN
(Print or type legal name of Disclosing Party)

Date: 12-5-2014

By:

Farnestine Allen
(sign here)

Print or type name of signatory:

Title of signatory:

Signed and sworn to before me on [date] 12-5-14 by FARNESTINE ALLEN at Cook County, Illinois [state].

Notary Public.

Commission expires: 12-29-18

