

# UNOFFICIAL COPY



Doc#: 1504122048 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 02/10/2015 11:24 AM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

## QUIT CLAIM DEED

The Grantor, **City of Chicago**, an Illinois municipal corporation of the State of Illinois, **In Trust for the Use of Schools**, for and in consideration of Twenty-Eight Million Dollars (\$28,000,000.00), and other good and valuable consideration, conveys and quit claims all interests in the real property legally described and identified on Exhibit A attached hereto ("Property") pursuant to an Ordinance adopted by the City Council of the City of Chicago (the "City Council") on December 10, 2014 and published in the Journal of the Proceedings of the City Council for such date at pages 100332 to 100335, to **Blue Star Holdings, LLC**, an Illinois limited liability company ("**Grantee**") with offices at 600 W. Van Buren Street, Chicago, IL 60607. Without limiting the quitclaim nature of this deed, such conveyance is expressly **subject to** the following:

The standard exceptions in an ALTA title policy; existing liens and encumbrances; general real estate taxes and any special assessments or other taxes or charges; questions of surveys; zoning and building ordinances; building lines and building and liquor restrictions; existing leases and agreements; party wall rights and agreements; all easements, encroachments, covenants and restrictions of record and not shown of record; roads and highways; such other title defects that may exist; and all other exceptions and restrictions. **THE PROPERTY IS BEING SOLD "AS IS - WHERE IS."**

The Permanent Real Estate Index Numbers for the Property are **17-16-212-016, -017, and -018**. The Property address is **125 S. Clark Street, Chicago, Illinois 60603**.

[Signatures appear on following page]

REAL ESTATE TRANSFER TAX 10-Feb-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-16-212-016-0000 | 20150101660731 | 0-282-308-224

REAL ESTATE TRANSFER TAX 10-Feb-2015



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-16-212-016-0000 | 20150101660731 | 1-356-557-952

8762599  
 7/2/15

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on behalf of the City of Chicago In Trust for Use of Schools by the Mayor and City Clerk of the City of Chicago on the 6<sup>TH</sup> day of FEBRUARY, 2015.

CITY OF CHICAGO, a municipal corporation  
in Trust for Use of Schools

By: Rahm Emanuel, REP  
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

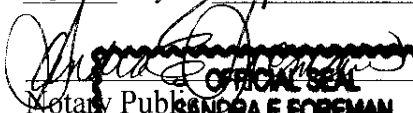
Property of Cook County Clerk's Office

# 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 official seal this 6<sup>TH</sup> day of FEBRUARY, 2015.

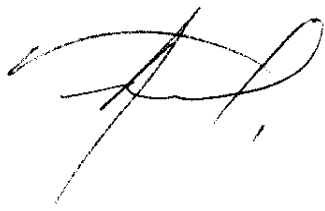
  
Notary Public **SANDRA E FOREMAN**  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 09/11/16

THIS INSTRUMENT WAS PREPARED BY:

Arthur Dolinsky  
Senior Counsel, City of Chicago  
Department of Law  
Real Estate and Land Use Division  
121 North LaSalle Street, Room 600  
Chicago, IL 60602  
(312) 744-8731

MAIL DEED AND SUBSEQUENT  
TAX BILLS TO:  
Blue Star Properties, Inc.  
600 West Van Buren Street, Suite 1000  
Chicago, Illinois 60607

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX 35 ILCS 200/31-45(b); AND EXEMPT UNDER SECTION 3-33-060.b OF THE MUNICIPAL CODE OF CHICAGO.

 Attorney for Seller 2/5/2015

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## EXHIBIT "A"

### PROPERTY COMMON ADDRESS:

125 S. Clark Street, Chicago, Illinois

### PIN:

17-16-212-016, -017, and -018

### LEGAL DESCRIPTION:

#### PARCEL 1:

THE EAST ½ OF LOT 7, EXCEPT THE NORTH 9 FEET TAKEN FOR ALLEY; THE WEST ½ OF LOT 7, EXCEPT THE NORTH 9 FEET THEREOF TAKEN FOR ALLEY; THE SOUTH 87 FEET OF LOT 8; THE NORTH 40 FEET OF THE SOUTH 2/3 OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT; LOT 8 EXCEPT THE NORTH 9 FEET THEREOF TAKEN FOR ALLEY. ALL IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTH 1/3 OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT; LOT 8, EXCEPT THE NORTH 9 FEET THEREOF TAKEN FOR ALLEY, IN BLOCK 120 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 1 AND PARCEL 2 MAY ALSO BE DESCRIBED AS FOLLOWS:

LOT 7, EXCEPT THE NORTH 9.00 FEET THEREOF TAKEN FOR ALLEY, AND LOT 8, EXCEPT THE NORTH 9.00 FEET THEREOF TAKEN FOR ALLEY, ALL IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### AND AS

LOTS 13, 14, 15, 16, 17 AND 18, IN COUNTY CLERK'S DIVISION OF BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

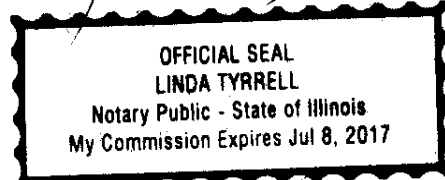
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## STATEMENT OF GRANTOR/GRANTEE

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 6<sup>TH</sup> FEB, 2015 Signature: *[Signature]*, ATTORNEY SULEA  
Grantor or Agent

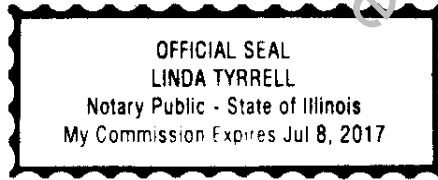
Subscribed and sworn to before me by the said GRANTOR this 6<sup>TH</sup> day of FEB, 2015.  
Notary Public *Linda Tyrrell*



The grantee 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 FEB, \_\_\_\_\_ Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 6<sup>TH</sup> day of FEB, 2015.  
Notary Public *Linda Tyrrell*



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.