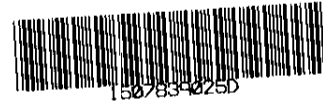


# UNOFFICIAL COPY



Doc#: 1507839025 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/19/2015 11:26 AM 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 Mansfield Perkins, an Individual ("**Grantee**"), having its or their principal office or residence at 150 W 70TH ST, CHICAGO, ILLINOIS 60621.

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 Yes  
P 5  
S N  
M N  
SC yes  
E yes  
INT N

# UNOFFICIAL COPY

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 19 day of December, 2014.

CITY OF CHICAGO,  
a municipal corporation

By: Rahm Emanuel  
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

09-Dec-2014



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

20-21-415-017-0000 | 20141201648615 | 0-009-106-048

REAL ESTATE TRANSFER TAX

16-Mar-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-21-415-017-0000 | 20141201648615 | 0-056-127-872

# 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 19 day of December, 2014.

Cynthia A. Garza  
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

City of Chicago, Law Department  
121 North LaSalle Street, Suite 600  
Chicago, Illinois 60602  
(312) 744-0200

MAIL SUBSEQUENT TAX BILLS TO:

150 W. 70<sup>th</sup> St  
Chicago, IL 60621  
Attn: Mansfield Perkins

# UNOFFICIAL COPY

## Exhibit A

LOT 3 IN RESUBDIVISION OF LOT 13, 14 15 AND THE SOUTH 2 FEET OF LOT 16 (EXCEPT THE WEST 55 FEET OF SAID LOTS) IN BLOCK 2 IN THE RESUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 154 W. 70<sup>th</sup> Street, Chicago, IL 60621

PIN 20-21-415-017

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

(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.

Mansfield Perkins  
(Print or type legal name of Disclosing Party)

Date: January 20, 2015  
~~December 19, 2014~~ (D.A.H.)

By:

Mansfield Perkins  
(sign here)

Print or type name of signatory:

Title of signatory:

Signed and sworn to before me on [date] January 20, 2015 by Mansfield Perkins at Cook County, Illinois [state]. (D.A.H.)

Debra A. Heard Notary Public.

Commission expires: October 15, 2017

