

UNOFFICIAL COPY



Doc#: 1514113025 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2015 09:15 AM Pg: 1 of 5

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); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND THE CHICAGO REAL PROPERTY TRANSFER TAX, MUNICIPAL CODE SECTION 3-33-060. B

GRANTOR, CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government ("City"), for the consideration of Sixty Five Thousand and 00/100 Dollars (\$65,000.00) 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 (the "Council", on January 21, 2015, to Lawndale Christian Health Center, an Illinois not-for-profit corporation ("Grantee"), 3860 W. Ogden Avenue, Chicago, Illinois 60623.

This conveyance is subject to the express conditions that the Property is improved with a parking lot and 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. The right of reverter and re-entry shall terminate upon the issuance and recordation of a certificate of completion, release or similar instrument by the City.

The Property is located in the Ogden Pulaski Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the Council on April 9, 2008, and published in the Journal of Proceedings for such date at pages 24221 through 24477. Grantee is obligated to use the Property only for use consistent with Land uses permitted under the redevelopment plan for the Area. Grantee's acceptance of such quitclaim deed shall be deemed to be Grantee's agreement to comply such redevelopment obligations.

The Grantee acknowledge that if the Grantee develop the Property with a residential housing project, as defined under and that is subject to Section 2-45-110 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
687554

5/15/2015 8:43
dr00193



Real Estate
Transfer
Stamp

\$0.00

Batch 9.852,972

CCRD REVIEWER

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of the 21 day of MAY, 20 15.

ATTEST:

CITY OF CHICAGO,
a municipal corporation
and home rule unit of government

Susana A. Mendoza
SUSANA A. MENDOZA, City Clerk

By: Rahm Emanuel, SRP
RAHM EMANUEL, Mayor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PATRICIA Sulewski, 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 and Susana A. Mendoza, to be the 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 the City of Chicago 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 the City, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of MAY, 20 15.

Patricia Sulewski
NOTARY PUBLIC



Approved as to Form and Legality,
except as to legal description

[Signature]
Deputy Corporation Counsel

THIS INSTRUMENT WAS PREPARED BY:
Department of Housing and Economic Development
Real Estate Division
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602

MAIL DEED AND SUBSEQUENT
TAX BILLS TO:
Lawndale Christian Health Center
3860 W. Ogden Avenue
Chicago, Illinois 60623

UNOFFICIAL COPY**EXHIBIT A**

Purchaser: Lawndale Christian Health Center
Purchaser's Address: 3860 W. Ogden Ave., Chicago, IL.
Appraised Amount: \$65,000.00
Purchased Amount: \$65,000.00

Legal Description (Subject to Title Commitment and Survey):**PARCEL 1;**

Lots 208 and 209 (except that part taken by Metropolitan West Side Elevated Railroad Company) in Lansingh's addition to Chicago in the Southwest quarter of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois. Also except that part described as follows: Commencing at Northwest corner of Said Lot 208; thence South 1 degree 36 minutes 21 seconds East, 75.47 feet along the West line of said Lot 208 to a point on a line 10.00 feet North of and parallel with the North right of way line of aforesaid Railroad Company, said point being the point of beginning; thence North 88 degrees 25 minutes 53 seconds, east, 45.36 feet along said parallel line to the East line of said Lot 209, thence South 1 degree 36 minutes 21 seconds East 10.00 feet along said East line to the North right of way line of aforesaid Railroad Company; thence South 88 degrees 25 minutes 53 seconds West, 45.36 feet along said North of way line to the West line of said Lot 208; thence North 1 degree 36 minutes 21 seconds West, 10.00 feet along said West line to the point of beginning.

Address: 3662 W. Ogden Avenue
Chicago, Illinois 60623

Property Index No. 16-23-314-073-0000

PARCEL 2;

That part of Lots 210 and 211 in Lansingh's addition to Chicago in the Southwest quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (except the right of way of Metropolitan West side elevated Railroad Company and except that part described as follows: Commencing at the Northeast corner of said Lot 211, thence South 1 degree 36 minutes 21 seconds East, 124.97 feet along the East line of said Lot 211, to a point on the North right of way line of West Ogden Avenue, said point being the point of beginning, thence South 64 degrees 20 minutes 09 seconds West, 1.11 feet along said North right of way line to the North right of way line of the Metropolitan West Side Elevated Railroad Company; thence South 88 degrees 25 minutes 53 seconds West, 42.98 feet along said North right of way line to the West line of said Lot 210, thence North 1 degree 36 minutes 21 seconds West, 10.00 feet along said west line to a line 10.00 feet North of and parallel with said North right of way line; thence North 88 degrees 25 minutes 53 seconds East; 43.99 feet along said parallel line to the East line of said Lot 211; thence South 1 degree 36 minutes 21 seconds East 9.55 feet along said East line to the point of beginning).

Address: 3656-58 W. Ogden Avenue

UNOFFICIAL COPY

Chicago, Illinois 60623

Property Index No: 16-23-314-075-0000

PARCEL 3;

Lot 212 in Lansingh's addition to Chicago in the Southwest quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

Except that portion thereof described as follows:

Beginning at the Southwest corner of said Lot 212; thence North 1 degree 36 minutes 21 seconds West, 9.55 feet along the West line of said Lot 212; thence North 88 degrees 25 minutes 53 seconds East, 21.53 feet to the Southeastern line of said Lot 212; thence South 64 degrees 20 minutes 09 seconds West 23.39 feet along said Southeasterly line to the point of beginning.

Address: 3654 W. Ogden Ave.
Chicago, Illinois 60623

Property Index No: 16-23-314-077-0000

PARCEL 4;

Lot 213 in Lansingh's addition to Chicago, said addition being a Subdivision of Lots 5, 6, 15 and 16 and the West 146.17 feet of Lots 4 and 17 in J. H. Kedzie's Subdivision in the Southwest quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3652 W. Ogden Ave.
Chicago, Illinois 60623

Property Index No: 16-23-314-038-0000

PARCEL 5;

Lots 4 and 5 in Block 5 in Resubdivision of Blocks 1 to 5 and vacated alleys in Lansingh's Second Addition to Chicago, a Subdivision of Lots 2, 3, 4, 17, 18 and 19 (except the West 146.17 feet of said Lots 4 and 17) in J. H. Kedzie's Subdivision of part of the Southwest quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3648 W. Ogden Ave.
Chicago, Illinois 60623

Property Index No: 16-23-314-066-0000

UNOFFICIAL COPY

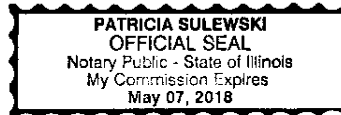
STATEMENT BY GRANTOR AND GRANTEE

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 5-21, 2015

Signature: Caroline C. Sedusso
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 21st day of MAY, 2015
Notary Public Patricia Sulewski

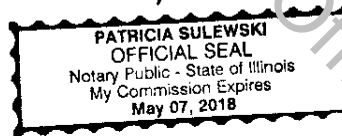


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 5-21, 2015

Signature: [Signature] UHC AGENT
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 21st day of MAY, 2015
Notary Public Patricia Sulewski



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)