

UNOFFICIAL COPY



Doc#: 1522417027 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2015 03:13 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, on March 18, 2015, conveys and quits all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Regina Jamison, an individual ("**Grantee**"), having its or their principal office or residence at 1169 S. East Ave., Oak Park, IL 60304.

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. if the Property is located in a redevelopment area, then the conveyance also is subject to 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>Y</u>
P	<u>ts</u>
S	<u>N</u>
M	<u>N</u>
SC	<u>Y</u>
E	<u>Y</u>
INT	<u>Y</u>

REAL ESTATE TRANSFER TAX



06-Aug-2015

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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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 24th day of April, 2015.

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
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-Apr-2015



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

16-12-330-025-0000 | 20150301671258 | 1-346-214-272

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Exhibit A

LOT 51 (EXCEPT THE SOUTH 26 FEET THEREOF) IN SAMUEL H. WHEELER'S SUBDIVISION OF BLOCK 27 IN D.S. LEE AND OTHERS SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

2901 West Warren Boulevard, Chicago, Illinois 60612

PIN: 16-12-330-025

Property of Cook County Clerk's Office

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AFFIDAVIT FILED IN CONNECTION WITH LARGE LOT PROGRAM APPLICATION

I (We), under penalty of perjury, warrant that as of the date set forth below I am (We are) the owner(s) of the following real property:

2906-08 WARREN BLVD., Chicago, IL 60612.

I (We) acknowledge that Section 1-21-010(a) of the Municipal Code of Chicago states, in part:

Any person who knowingly makes a false statement of material fact to the city in violation of any ordinance, or who knowingly makes a false statement of material fact to the city in connection with any application or affidavit, is liable to the city for a civil penalty of not less than \$500.00 and not more than \$1,000.00.

By: Regina Jamison

Name(s): REGINA JAMISON

Signed and sworn to before me on April 24, 2015,
at Cook County, Illinois.

Yolanda Quesada Marquez
Notary Public

