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Doc#: 1522615011 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2015 09:48 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, on March 18, 2015, conveys and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Andrew Pratus and Vanessa Maya, individuals (together, "**Grantee**"), having its or their principal office or residence at 3104 W. Walnut St., Chicago, IL 60612.

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)

(1)

S	Y
D	#5
S	N
M	A
SC	V
E	Y
INT	Y

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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
Richard Wendy
Deputy Corporation Counsel

REAL ESTATE TRANSFER TAX		05-Aug-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-12-308-048-0000 20150301670791 0-336-837-504		

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		08-Apr-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-12-308-048-0000 20150301670791 0-865-761-664		

(4)

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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 24th day of April, 2015.

Antonette B Farmer
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:

Vanessa Maya
3104 W Walnut
Chicago IL 60612

(3)

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Exhibit A

LOT 1 IN ROOT'S RESUBDIVISION OF LOTS 13 TO 22 INCLUSIVE IN BLOCK 1 IN WASHINGTON SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN BLOCK 8 IN LEE AND OTHERS SUBDIVISION OF 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:

3106 West Walnut Street, Chicago, Illinois

PIN: 16-12-308-048

Property of Cook County Clerk's Office

(4)

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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:

3104 W. Walnut, Chicago, IL 606 12

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: VM CR

Name(s): Vanessa Maya Andrew Prater

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

Patricia Sulewski
Notary Public

