



Doc#: 1522615015 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2015 10:54 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 Steve Marsala, an individual ("**Grantee**"), having its or their principal office or residence at 3433 West Carroll, Chicago, IL 60624.

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)

(i)

S	Y
P	#5
S	N
M	N
SC	Y
E	Y
INT	Y

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 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-Apr-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-11-407-012-0000 20150301670389 1-518-697-344		

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
16-11-407-012-0000 20150301670389 1-089-976-704		

(2)

UNOFFICIAL COPY

Exhibit A

LOT 1 AND THE WEST 6 FEET OF LOT 2 IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 BLOCK 1 AND LOTS 15 AND 16 OF BLOCK 2 IN WARD'S SUBDIVISION OF THE EAST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET (EXCEPT THE EAST 33 FEET AND THE NORTH 395 FEET LYING SOUTH OF RAILROAD RIGHT OF WAY) AND ALSO OF LOTS 52 AND 53, 76 AND 77 IN JOHN D. PARKER'S SUBDIVISION OF WEST 9 ACRES OF EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF RAILROAD AND NORTH OF LAKE STREET, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, ILLINOIS.

Commonly known as:

3431 West Fulton Street, Chicago, Illinois

PIN: 16-11-407-012

Property of Cook County Clerk's Office

(4)

UNOFFICIAL COPY**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:

3434 Walnut, Chicago, IL 60624.

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: Steve Marsala

Name(s): Steve Marsala

Signed and sworn to before me on 4-24, 2015,
at Cook County, Illinois.

Angela Cannon
Notary Public