

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

#### **OUITCLAIM 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 quitalaims 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 cleed, such conveyance shall be subject to:

- 1. standard exceptions in an ALTA ir surance policy;
- 2. general real estate taxes and any special a sessments 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 americal, 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)

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### **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 247 day of 411212, 2015.

CITY OF CHICAGO,

a municipal corporation

By:

RAHM EMANUEL, Mayor

ATTEST:

SUSANA A. MENDOŽA, City Cl

APPROVED AS TO FORM

(Except as to legal description):

Richard Wendy

Deputy Corporation Counsel

REAL ESTATE TRANSFER TAX

ANSFER TAX 05-ALD-2615

\_\_\_\_

COUNTY: ILLINOIS: TOTAL: 0.00 0.00 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-2013

CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00

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



#### **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 Zylday of APRIL , 2015

Notary Public

OFFICIAL SEAL
ANTONETTE B FARMER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/17/16

#### 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:

DE CONTRO

Projectly owner of 3431 Fulton 10 Box 1477 Clicago ±1 60690

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### **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.

Acago, In.

Of Cook County Clarks Office Commonly known as: 3431 West Fulton Street, Chicago, Illinois

PIN: 16-11-407-012



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## **UNOFFICIAL COPY**

# AFFIDAVIT FILED IN CONNECTION WITH LARGE LOT PROGRAM APPLICATION

(We), under penalty of perjury, warrant that as of the date set forthelow I am (We are) the owner(s) of the following real property:
3434 Walnut, Chicago, IL 60624.
October 1 21 010() Cil Manisimal Code of
(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
By: Steve Navsola  Name(s): Sha Mash
Signed and sworn to before me on 4.04, 2015, at Cook County, Illinois.
Notary Public