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Doc#: 1523115074 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2015 03:05 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 quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Juarbe WBWB, Inc., ("**Grantee**"), having its or their principal office or residence at 185 N. Franklin St., Suite 201, Chicago, IL 60606.

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 by
P 15
S N
M N
S yes
E yes
INT yes

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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 | | 07-Aug-2015 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 16-14-312-006-0000 20150401675003 1-202-944-896 | | |

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 | | 14-Apr-2015 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 16-14-312-006-0000 20150401675003 1-375-058-304 | | |

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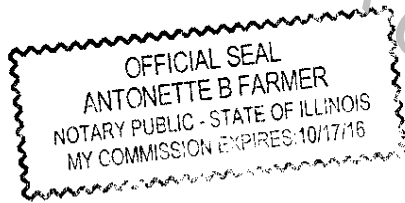
State of Illinois)
) SS.
 County of Cook)

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 24 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:

J Stein

 185 N Franklin St 11th Fl

 City IL 60606

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Exhibit A

LOTS 17 AND 18 IN BLOCK 2 IN BOILVIN'S SUBDIVISION OF 10 ACRES SOUTH OF AND ADJOINING THE NORTH 5 ACRES IN THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

3641-45 West Lexington Street, Chicago, Illinois 60624

PIN: 16-14-312-006

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:

3550 - 52 W. Polk, Chicago, IL 606 24.

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.

Juarbe WBWB, Inc.

By: [Signature] President

Name(s): Juan Juarbe

Signed and sworn to before me on 4/27, 2015,
at Cook County, Illinois.

[Signature]
Notary Public

