



Doc#: 1524341062 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 02:42 PM Pg: 1 of 6

QUITCLAIM DEED

(vacant land)

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of local government having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), for and in consideration of One and 00/100 Dollar (\$1.00), conveys and quitclaims, pursuant to an ordinance adopted by the City Council of the City of Chicago on September 10, 2014, and published at pages 86876 through 86928 in the Journal of the Proceedings of the City Council of the City for such date, all interest in the real property legally described and identified on Exhibit A attached hereto, to **Home First, LLC**, an Illinois limited liability company, whose principal place of business is located at 1 N. LaSalle, Suite 700, Chicago, Illinois 60602 ("**Grantee**"). Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

- (a) Covenants and restrictions set forth in this deed and that certain "Agreement for the Sale and Redevelopment of Land " dated as of the date hereof, by and between the City and **Access Housing I, LLC**, an Illinois limited liability company, whose principal place of business is located at 1 N. LaSalle, Suite 700, Chicago, Illinois 60602 ("**Developer**"), and recorded with the Office of the Recorder of Deeds of Cook County, Illinois ("**Agreement**");
- (b) the Grantee's immediate reconveyance of the Property to the Developer as required by Section 5.3 of the Agreement;
- (c) the standard exceptions in Schedule B of an ALTA title insurance policy;
- (d) general real estate taxes and any special assessments or other taxes;
- (e) all easements, encroachments, covenants and restrictions of record and not shown of record;
- (f) any and all exceptions caused by the Grantee, Developer or their agents; and
- (g) such other title defects as may exist.

[signature page follows]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the City of Chicago has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by the Mayor and City Clerk, on or as of the 31st day of August, 2015.

CITY OF CHICAGO,
an Illinois municipal corporation

Rahm Emanuel, R.P.
Rahm Emanuel,
Mayor

ATTEST:

Susana A. Mendoza
Susana A. Mendoza,
City Clerk

Approved as to form (except for legal description):

Richard Wendy
Richard Wendy
Deputy Corporation Counsel

City of Chicago
Dept. of Finance
693764
8/31/2015 14:34
3049
Batch: 10,443,992
Real Estate
Transfer
Stamp
\$0.00



THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); SECTION 3-33-060.B. OF THE MUNICIPAL CODE OF CHICAGO (CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE); AND SECTION 6 (B) OF THE COOK COUNTY REAL PROPERTY TAX ORDINANCE.

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 notarial seal this 31 day of August, 2015.

Julie A Bengston

NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
Frances Cahill,
Assistant Corporation Counsel
Department of Law, Real Estate Division
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
312-744-0200

MAIL DEED AND TAX BILLS TO:
Home First, LLC
1 N. LaSalle, Suite 700
Chicago, Illinois 60602

UNOFFICIAL COPY**EXHIBIT A**Legal Description**PARCEL 1:**

THE SOUTH ½ OF LOT 1 IN BLOCK 11 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1746 NORTH FRANCISCO AVENUE
CHICAGO, ILLINOIS 60647

PERMANENT INDEX NO. 13-36-321-019-0000

PARCEL 2:

LOT 35 IN BLOCK 8 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1917 NORTH KEYSTONE AVENUE
CHICAGO, ILLINOIS 60639

PERMANENT INDEX NO. 13-34-407-017-0000

PARCEL 3:

LOT 45 IN BLOCK 7 IN GARFIELD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1941 NORTH KARLOV AVENUE
CHICAGO, ILLINOIS 60639

PERMANENT INDEX NO. 13-34-406-010-0000

PARCEL 4:

ALL OF LOT 28 AND THE SOUTH 15 FEET OF LOT 29 IN BLOCK 38 IN PENNOCK SUBDIVISION, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2415 NORTH HARDING AVENUE
CHICAGO, ILLINOIS 60647

PERMANENT INDEX NO. 13-26-324-014-0000

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

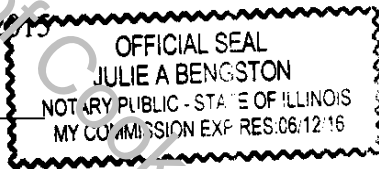
City of Chicago,
by one of its attorneys:

Dated August 3, 2015

Signature *Frances Cahill*
Frances Cahill
Assistant Corporation Counsel

Subscribed and sworn to before me
this 31 day of August, 2015

Julie A Bengston
Notary Public



The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 2015

Signature _____
Grantee or Agent

Subscribed and sworn to before me
this ___ day of _____, 2015

Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

City of Chicago,
by one of its attorneys:

Dated _____, 2015

Signature _____

Frances Cahill
Assistant Corporation Counsel

Subscribed and sworn to before me
this ___ day of _____, 2015

Notary Public

The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 31, 2015

Signature [Handwritten Signature]

Grantee or Agent
Attorney for Grantee

Subscribed and sworn to before me
this 31st day of August, 2015

[Handwritten Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)