

# UNOFFICIAL COPY



Doc#: 1603250293 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/01/2016 03:33 PM Pg: 1 of 6

212391

QUITCLAIM DEED  
CCP City Land  
(Vacant Land)

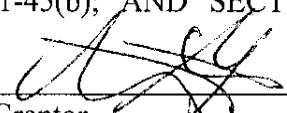
Grantor, the CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602, for and in consideration of Five Dollars (\$5.00), conveys and quitclaims, pursuant to ordinance adopted November 18, 2015, and published in the Journal of Proceedings of the City Council of the City of Chicago (the "City Council") for such date at pages 13145 through 13228, to BICKERDIKE REDEVELOPMENT CORPORATION, an Illinois not-for-profit corporation ("Grantee"), whose offices are located at 2550 W. North Avenue, Chicago, Illinois 60647, all interest and title of Grantor in the real property described in Exhibit A attached hereto and incorporated herein ("Property").


Without limiting the quitclaim nature of this deed, this conveyance is subject to:



- a. the covenants and restrictions set forth in this quitclaim deed and that certain Redevelopment Agreement dated January 19, 2016, by and between Grantor and Grantee, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on February 1, 2016, as document number 1603250299;
- b. the redevelopment plan and project for the Chicago/Central Park Tax Increment Redevelopment Project Area approved by the City Council on February 27, 2002, as may be amended from time to time;
- c. the standard exceptions in 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. such other title defects as may exist; and
- g. any and all exceptions caused by the acts of Grantee or its agents.

*Aristo*

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

  
Grantor \_\_\_\_\_ Date 1/29/16

REAL ESTATE TRANSFER TAX		01-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		01-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-12-106-021-0000 | 20160101664824 | 1-844-007-488

16-12-106-021-0000 | 20160101664824 | 1-468-584-512


\* Total does not include any applicable penalty or interest due.

*6 pgs*

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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 29<sup>th</sup> day of January, 2016.

CITY OF CHICAGO,  
an Illinois municipal corporation

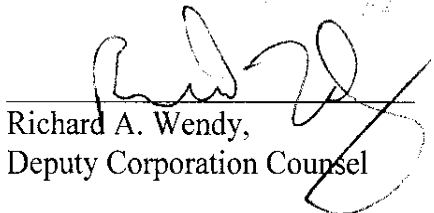


Rahm Emanuel,  
Mayor

ATTEST:

  
Susana A. Mendoza,  
City Clerk

Approved as to form (except for legal description):

  
Richard A. Wendy,  
Deputy Corporation Counsel

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.

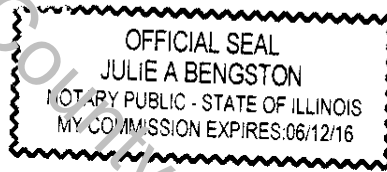
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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK )

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 notarial seal this 29<sup>th</sup> day of January, 2016.

Julie A Bengston  
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:  
Alison Gillis,  
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:  
Bickerdike Redevelopment Corporation  
2550 W. North Avenue  
Chicago, Illinois 60647  
773-227-6332

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## EXHIBIT A

### Legal Descriptions

*PS* THAT PART OF LOT 9 LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 3.04 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9 TO A POINT ON THE WEST LINE OF SAID LOT 3.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 9 AND ALL OF LOT 10 IN BLOCK 2 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. ✓

COMMON ADDRESS: 524 N. TROY ST. ✓  
(NEW: 526 N. TROY ST.)

*PIN:* 16-12-106-021-0000 ✓

*P6* LOTS 8 AND 9 (EXCEPT THAT PART OF LOT 9 LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 3.04 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9 TO A POINT ON THE WEST LINE OF SAID LOT 3.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 9) IN BLOCK 2 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. ✓

COMMON ADDRESS: 530 N. TROY ST.  
(NEW: 528 N. TROY ST.)

*PIN:* 16-12-106-036-0000 ✓

*P1A* LOTS 17, 18 IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3106-3110 W. FRANKLIN BLVD.  
(NEW: 3108 W. FRANKLIN BLVD.)

*PIN:* 16-12-107-031-0000  
16-12-107-032-0000

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P3A

LOTS 21 AND 22 AND THAT PART OF LOT 23 LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 2.99 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID LOT 2.95 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. ✓

COMMON ADDRESS: 3116-3120 W. FRANKLIN BLVD.  
(NEW: 3118 W. FRANKLIN BLVD.)

PIN: 16-12-107-026-0000 ✓  
16-12-107-027-0000 ✓  
16-12-107-028-0000 ✓

P4

LOT 24 AND LOT 23 (EXCEPT THAT PART LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 2.99 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID LOT 2.95 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT) IN BLOCK 1 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. ✓

COMMON ADDRESS: 3124 W. FRANKLIN BLVD.  
(NEW: 505 N. TROY ST.)

PIN: 16-12-107-026-0000 ✓

P13

LOTS 7 AND 8 IN IN BLOCK 3 OF JA'S W. TAYLOR'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. ✓

COMMON ADDRESS: 3145 W. FRANKLIN BLVD.

PIN: 16-12-109-003-0000 ✓

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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:

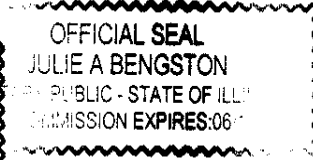
Dated 1/29, 2016

Signature

Alison Gillis  
Assistant Corporation Counsel

Subscribed and sworn to before me  
this 29 day of January, 2016

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.

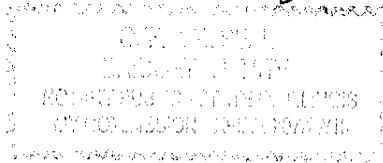
Dated January 29, 2016

Signature

Grantee or agent

Subscribed and sworn to before me  
this 29 day of January 2016

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)