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QUITCLAIM DEED (Vacant Land)



Doc#: 1604944028 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 02/18/2016 12:37 PM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

THIS TRANSFER 1°C EXEMPT PURSUANT TO THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45 (b); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND THE CHICAGO REAL PROPERTY TRANSFER TAX, MUNICIPAL CODE SECTION 3-33-060 B.

GRANTOR, CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government (the "City"), for the consideration of Three Thousand One Hundred and 00/100 Dollars (\$3,100.00) conveys and quitains all interest in the real property legally described and identified on Exhibit A attached hereto ("Property"), pursuant to Ordinance adopted by the City Council of the City (the "City Council") on November 18, 2015, published in the Journal of Proceedings of the City Council for such date 2t pages 13684 through 13687 to Blanca Ramirez, ("Grantee"), 5142 South Hoyne Avenue, Chicago, Illinois 60609.

This conveyance is subject to the express condition that this Property is improved with landscaped open space within six (6) months of the date of this deed. In the event that the condition is not met, the City of Chicago may re-enter this Property and revest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to this Property to further evidence such revesting of title. The right of reverter and re-entry shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City.

The Grantee acknowledges that if the Grantee develops the Property with a residential housing project, as defined under and that is subject to Section 2-45-115 of the Munic pal Code of the City (the "2015 Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the 2015 Affordable Requirements Ordinance.

[SIGNATURES, ATTESTATION AND NOTARIZATION APPEAR ON NEXT PAGE]

REAL ESTATE TRANSFER TAX			18-Feb-2016
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-07-305-007-0000 20160201671020			0-924-142-144

REAL ESTATE TRAN	18-Feb-2016	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	* 00.0
20-07-305-007-000	0 20160201671020	1-687-112-256

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

BM

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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 hereunto affixed, by its Mayor and City Clerk, on or as of the 18th day of 100 many, 2016.

ATTEST:

CITY OF CHICAGO, a municipal corporation and home rule unit of government

By: Keker Emandsky RAHM EMANUEL, Mayor

STATE OF ILLIN 013)

) SS

COUNTY OF COOK

Ly Character, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Stephen B. Patton, re-sonally 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, personally known to me to be the City Clerk of the City, both personally known to me to be the same persons who e 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, such 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 18th day of 1217 uar, 2016.

NOTARY PUBLIC

Approved as to Form and Legality,

except as to legal description

Richard A. Wendy

Deputy Corporation Counsel

OFFICIAL SEAL
SHELIA D. GRAYER
Notary Public - State of Illinois
My Commission Expires 10/27/2019

THIS INSTRUMENT WAS PREPARED BY: Department of Planning and Development Real Estate Division 121 North LaSalle Street, Room 1003 Chicago, Illinois 60602 MAIL DEED AND SUBSEQUENT TAX BILLS TO: Blanca Ramirez 5142 South Hoyne Avenue Chicago, Illinois 60609

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EXHIBIT A

Purchaser:

Blanca Ramirez

Purchaser's Address:

5142 South Hoyne Avenue Chicago, Illinois 60609

Purchase Amount:

\$3,100.00

Appraised Value:

\$3,100.00

Legal Description:

Lot 52 in the Subdivision of Lots 5 and 8 (Except Railroad) on Iglehart's Subdivision of the Southwest ¼ or Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illir cis.

Address:

5150 South Hoyne Avenue Chicago, Illinois 60609

Property Index Number:

20-07-305-007-0000

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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.

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Grantor or Agent,
OFFICIAL SEAL SHELIA D. GRAYER tary Public - State of Illinois ommission Expires 10/27/2019
ne of the grantee shown on the deed or natural person, an Illinois corporation or nd hold title to real estate in Illinois, a le to real estate in Illinois or other entity are title to real estate under the laws of the
Slavery Karrios
Grantee or Agent
OFFICIAL SEAL HELIA D. GRAYER TY Public - State of Illinois

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.)