

UNOFFICIAL COPY



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 IS 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 quitclaims 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 at 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 revert 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 reversion 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 Municipal 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 TRANSFER TAX

18-Feb-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

20-07-305-007-0000 | 20160201671020 | 1-687-112-256

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

Bm

UNOFFICIAL COPY

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 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Address: 5150 South Hoyne Avenue
Chicago, Illinois 60609

Property Index Number: 20-07-305-007-0000

Property of Cook County Clerk's Office

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.

Dated February 18th, 2016

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 18th day of February, 2016
Notary Public Shelia Grayer



The grantee or his agent affirms and verifies ~~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 and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 18th, 2016

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 18th day of February, 2016
Notary Public Shelia Grayer



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.)