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Doc#: 1612019026 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2016 09:58 AM Pg: 1 of 4

QUITCLAIM DEED (Vacant Land)

(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 Eight Thousand and 00/100 Dollars (\$8,000.00) 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 February 10, 2016, published in the Journal of Proceedings of the City Council for such date at pages 18400 through 18402 to Dora Dixie, ("Grantee"), who has a principal address of 5421 South Cornell Avenue, Unit 13, Chicago, Illinois 60615.



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 re-vest 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 re-vesting 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 Property is located in the South Chicago Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council on April 12, 2000, published in the Journal of Proceedings of the City Council for such date at pages 28776 through 28778. Grantee is obligated to use the Property only for use consistent with the land uses permitted under the redevelopment plan for the Area. Grantee's acceptance of such quitclaim deed shall be deemed to be Grantee's agreement to comply with such redevelopment obligations.

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	29-Apr-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	29-Apr-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

26-05-103-040-0000 | 20160401698500 | 0-957-468-992

26-05-103-040-0000 | 20160401698500 | 0-163-414-336

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

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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 29 day of April, 2014.

ATTEST:

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

Susana A. Mendoza
SUSANA A. MENDOZA, City Clerk

By: Rahm Emanuel SRP
RAHM EMANUEL, Mayor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Cynthia A. Garza, a Notary Public in and for Cook 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, personally known to me to be the 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 day of April, 2014.

Cynthia A. Garza
NOTARY PUBLIC

Approved as to Form and Legality,
except as to legal description

Richard A. Wendy
Richard A. Wendy
Deputy Corporation Counsel



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:
Dora Dixie
5421 South Cornell Avenue, Unit 13
Chicago, Illinois 60615

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EXHIBIT A

Purchaser: Dora Dixie
Purchaser's Address: 5421 South Cornell Avenue
Purchase Amount: \$8,000.00
Appraised Value: \$8,000.00

Legal Description:

Lot 22 & 23 in Block 29 in South Chicago, a Subdivision made by Calumet Chicago Canal & Dock Co. of parts the East one half of the West half and parts of the East fractional Section 6, North of the Indian Boundary Line Lying North of the Michigan Southern Railroad of Fractional Section 5 North of the Indian Boundary Line all in Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois

Address: 8856 South Mackinaw Avenue
Chicago, Illinois 60615

Property Index Number: 26-05-103-040-0000

Property of Cook County Clerk's Office

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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.

Dated April 29, 2016

Signature: Shelia Crayer
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 29th day of April, 2016
Notary Public Cynthia A. Garza



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 4-29, 2016

Signature: Aora Boyie
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 29th day of April, 2016
Notary Public Cynthia A. Garza



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.)