

# UNOFFICIAL COPY



Doc#: 1613122106 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2016 02:45 PM Pg: 1 of 5

## QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

The **CITY OF CHICAGO**, an Illinois municipal corporation, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("**City**"), for the consideration of Three Hundred Seventy-Six Thousand One Hundred and 00/100 Dollars (\$376,100), conveys and quitclaim, pursuant to an ordinance adopted by the City Council of the City on January 13, 2016, and published at pages 17058 through 17061 in the Journal of the Proceedings of the City Council for such date, all interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**"), to **John J. Pikarski, Jr.**, an individual, having a business address at 55 W. Monroe Street, Suite 1700, Chicago, Illinois 60603 (the "**Grantee**").

Without limiting the quitclaim nature of this deed, such conveyance shall be subject to:

1. standard exceptions in an ALTA insurance policy;
2. general real estate taxes and any special assessments or other taxes;
3. easements, encroachments, covenants, restrictions and liens of record and not shown of record;
4. such other title defects as may exist; and
5. any and all exceptions caused by acts of the Grantee or its agents.

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 Affordable Requirements Ordinance.

*(Signatures Appear on the Following Page)*

### REAL ESTATE TRANSFER TAX

10-May-2016



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-30-122-002-0000 | 20160501601843 | 0-264-120-640

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

### REAL ESTATE TRANSFER TAX

11-May-2016



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-30-122-002-0000 | 20160501601843 | 0-466-710-848

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by its Mayor and City Clerk, on May 10, 2016.

CITY OF CHICAGO, an Illinois  
municipal corporation

Rahm Emanuel, RP  
Rahm Emanuel,  
Mayor

ATTEST:

Susana A. Mendoza  
Susana A. Mendoza  
City Clerk

APPROVED AS TO FORM:

Richard Wendy  
Richard Wendy  
Deputy Corporation Counsel

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

Property of Cook County Clerk's Office

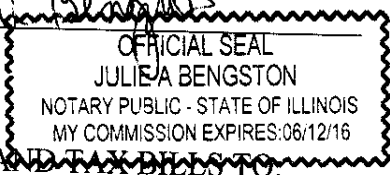
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, 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, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people 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 Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the 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 the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on May 10, 2016.

*Julie Bengston*  
Notary Public



OFFICIAL SEAL  
JULIE A BENGSTON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:06/12/16

THIS INSTRUMENT WAS  
PREPARED BY:

Frances Cahill  
Assistant Corporation Counsel  
City of Chicago  
121 North LaSalle Street, Suite 600  
Chicago, Illinois 60602  
(312) 744-0200

MAIL DEED AND TAX BILLS TO:

John J. Pikarski, Jr.  
55 W. Monroe St., Suite 1700  
Chicago, IL 60603

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT A

LOT 37 IN THE SUBDIVISION OF THAT PART OF THE SOUTH ½ OF LOT 13 LYING NORTH OF CLYBOURN AVENUE IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2025 W. George Street  
Chicago, Illinois 60618

Property Index Number: 14-30-122-002-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

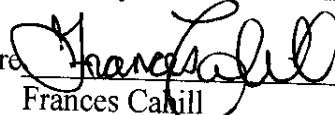
## STATEMENT BY GRANTOR AND GRANTEE

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.

City of Chicago,  
by one of its attorneys:


Dated May 10, 2016

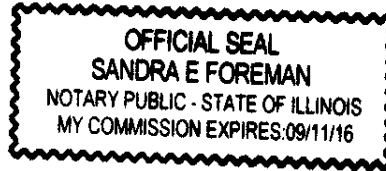
Signature



Frances Cahill  
Assistant Corporation Counsel

Subscribed and sworn to before me  
this 10th day of May, 2016

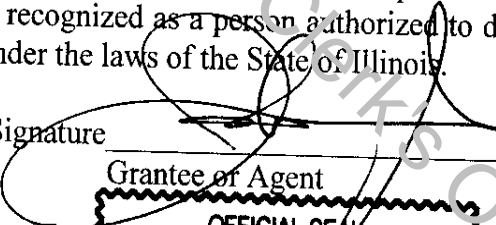
  
Notary Public



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 5-10, 2016

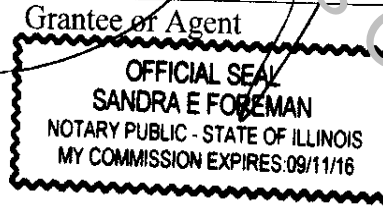
Signature



Grantee or Agent

Subscribed and sworn to before me  
this 10th day of May, 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)