

# UNOFFICIAL COPY



Doc#: 1613419057 Fee: \$44.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 05/13/2016 10:17 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 ("City"), for the consideration of Three Thousand Two Hundred Fifty and 00/100 Dollars (\$3,250.00) 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 Council") on January 13, 2016, published in the Journal of Proceedings of the City Council for such date at pages 17051 through 17054 to Andrea Brezill ("Grantee"), who has a principal residence of 5327 South Michigan Avenue, Chicago, Illinois 60615.

This conveyance is subject to the express conditions that: 1) Grantee shall not convey, assign or otherwise transfer the Property except in conjunction with the sale of the real estate on which Grantee's primary residence is located, including the adjacent side yard, if any; 2) the Property shall be improved with landscaped open space within six (6) months of the date of conveyance of the Property and the construction of any permanent improvements on the Property, excluding only improvements made by the Grantee on the Property that constitute an integrated addition to the Grantee's primary residence, or a garage appurtenant thereto, are prohibited; and 3) Grantee maintains the Property in accordance with the provisions of the aforesaid Ordinance and the Adjacent Neighbors Land Acquisition Program of the Municipal Code of Chicago. These conditions shall run with the land and be in full force and effect for a period of ten (10) years from the date of this deed.

The Property is located in the 47<sup>th</sup> State Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council on July 21, 2004, and published in the Journal of Proceedings of the City Council for such date at pages 27705 through 27844. 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	13-May-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-10-310-008-0000 | 20160501604296 | 2-071-294-272

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

REAL ESTATE TRANSFER TAX	13-May-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

20-10-310-008-0000 | 20160501604296 | 1-424-525-632

*Handwritten signature and initials*

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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 13<sup>th</sup> day of May, 2016

ATTEST:

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

Susana A. Mendoza  
SUSANA A. MENDOZA, City Clerk

By: Rahm Emanuel, RA  
RAHM EMANUEL, Mayor

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

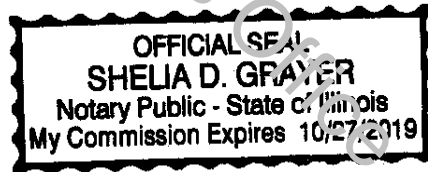
I, Shelia Grayer, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Stephen R. Patton, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Rahm Emanuel, Mayor, and 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 13<sup>th</sup> day of May, 2016

Shelia Grayer  
NOTARY PUBLIC

Approved as to form and legality,  
except as to legal description,

[Signature]  
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:  
Andrea Brezill  
5327 South Michigan Avenue  
Chicago, Illinois 60615

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## EXHIBIT A

**Bidder:** Andrea Brezill  
**Bidder's Address:** 5327 South Michigan Avenue  
**Bid Amount:** \$3,250.00  
**Appraised Value:** \$22,500.00

### Legal Description:

Lot 29 in Block 1 in Elisha E. Hundley's Subdivision of 13 Acres in the North ½ of the Southwest ¼ of the Southwest ¼ of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Address:** 5329 South Michigan Avenue  
Chicago, Illinois 60615

**Property Index Number:** 20-10-310-008-0000

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 MAY 13<sup>TH</sup>, 2016

Signature: *Ethan Seawick*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 13<sup>th</sup> day of May, 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 May 13<sup>th</sup>, 2016

Signature *Andrew Progett*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 13<sup>th</sup> day of May, 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.)