

# UNOFFICIAL COPY



Doc#: 1620434042 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/22/2016 10:13 AM Pg: 1 of 6

ABOVE SPACE FOR RECORDER'S USE ONLY

## QUIT CLAIM DEED

**The Grantor, The Public Building Commission of Chicago**, a municipal corporation of the State of Illinois, as Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, and pursuant to authority vested in the Grantor by the provisions of the "Public Building Commission Act" and a resolution duly adopted by the Board of Commissioners of the Grantor on April 12, 2016, and Chicago Board of Education Board Report No. 16-0623-OP1 dated March 23, 2016, conveys and quit claims all interests in the real property legally described and identified on **Exhibit A** attached hereto ("Property"), to the Grantee, Kidz Express NFP, an Illinois not-for-profit organization ("Grantee") with offices at 842 S. Laramie Avenue, Chicago, Illinois 60644. Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

Existing liens and encumbrances; general real estate taxes and any special assessments or other taxes or charges; questions of survey; zoning and building ordinances; building lines and building and liquor restrictions; existing leases and agreements; party wall rights and agreements; all easements, encroachments, covenants and restrictions of record and not shown of record; roads and highways; such other title defects that may exist; and all other exceptions and restrictions.

### THE PROPERTY IS BEING SOLD "AS IS - WHERE IS"

This Quit Claim Deed is subject to the Restrictive Covenant attached hereto as **Exhibit B**, which is a part of the consideration for the Property, shall run with the land and be binding on Grantee and **Grantee's successors** and assigns.

The Permanent Real Estate Index Number: 16-16-122-025.

The Property address: **5221 West Congress Parkway, Chicago, Illinois 60644**  
**5226 West Harrison Street, Chicago, Illinois 60644**

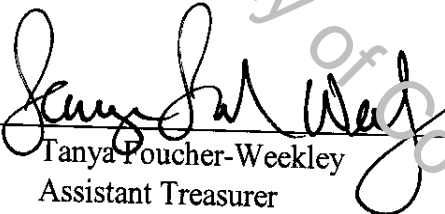
[Signatures appear on following page]

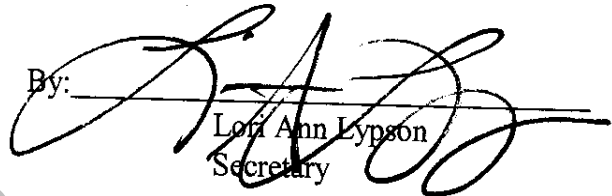
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IN WITNESS WHEREOF, the **PUBLIC BUILDING COMMISSION OF CHICAGO** has caused this instrument to be duly executed in its name and on its behalf by the Secretary and Assistant Treasurer, its seal to be hereunto duly affixed and attested to by the Secretary, on or as of the 7<sup>th</sup> day of June, 2016.

ATTEST:

PUBLIC BUILDING COMMISSION OF CHICAGO

By:   
Tanya Poucher-Weekley  
Assistant Treasurer

By:   
Lori Ann Lypson  
Secretary

*This transaction Exempt pursuant to Section (B) of the Real Estate Transfer Tax Act.*

July 8, 2016  
Date

  
Buyer/Seller/Representative

REAL ESTATE TRANSFER TAX



22-Jul-2016  
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-16-122-025-0000

| 20160701629521 | 0-857-047-872

REAL ESTATE TRANSFER TAX

22-Jul-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

16-16-122-025-0000 | 20160701629521 | 1-637-338-432

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



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## Exhibit "A"

### Legal Description

**Former Leland School  
5221 West Congress Parkway, Chicago, Illinois 60644  
5226 West Harrison Street, Chicago, Illinois 60644**

THE SOUTH 140.43 FEET OF THE NORTH 338.38 FEET OF LOT 81 AND THE SOUTH 140.43 FEET OF LOT 81 (EXCEPT THE EAST 50 FEET THEREOF) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 16-16-122-025

Property of Cook County Clerk's Office

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## **EXHIBIT B USE RESTRICTION AND REVERTER**

The former Leland School Site described on Exhibit A must be used for community youth programming which includes one or more of the following: (1) recreational programming; (2) after-school/extra-curricular educational programming; (3) counseling; (4) career, trade, job readiness or vocational training; (5) computer training; (6) mentorship programs; (7) tutoring programs; and/or (8) sports/athletic programming. In addition, the site may also incorporate early childhood programming and/or day care facilities ("Use Restriction").

Title to the Property will revert back to the City of Chicago, in Trust for Use of Schools, as legal title holder of record for the benefit of the Chicago Board of Education ("Board") if the Use Restriction is breached without the prior written approval of the Board's Chief Operating Officer.

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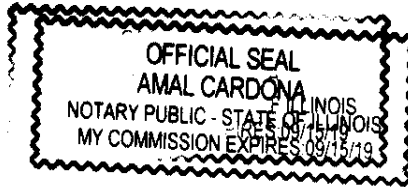
## STATEMENT OF GRANTOR/GRANTEE

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 July 8, 2016 Signature: Anne L. Fredel  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 8th day of July, 2016.

Notary Public Amal Cardona

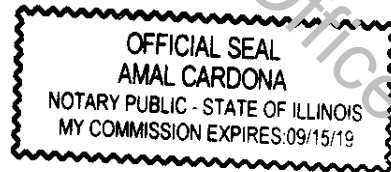


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/22, 2016 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 27th day of July, 2016.

Notary Public Amal Cardona



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.