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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 Gran or, 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 quitorian nature of this deed, such conveyance is expressly subject to the following:

Existing liens and encumbrances; general real estate trixes 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]

S:\Clipped: DEEDS\SCHOOLS\Leland\Leland - Quit Claim Deed.doc

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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+4 day of June, 2016.

ATTEST:

PUBLIC BUILDING COMMISSION OF **CHICAGO**

Tanva Poucher-Weekley

Assistant Treasurer

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

Buyer/Seller/Representative

REAL ESTATE TRANSFER TAX

16-16-122-025-0000

COUNTY. ILLINOIS: TOTAL:

0.00 0.00 0.00

22-Jul-2016

20160701629521 | 0-857-047-872

REAL ESTATE TRANSFER TAX		22-Jul-2016
	CHICAGO:	0.00
	CTA:	0.00
T	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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STATE OF ILLINOIS)	
) ss.	
COUNTY OF COOK)	
,	
Commission of Chicago, a municipal corporation, ar name is subscribed to the foregoing instrument, appearance sworn by me acknowledged that as such Secretary, she corporate seal of said corporation to be affixed to	otary Public in and for said County in the State aforesaid known to me to be the Secretary of the Public Buildin and personally known to me to be the same person whose eared before me this day in person, and being first duly e signed and delivered the said instrument and caused the hereon, pursuant to authority given by the Board of Chicago, as her free and voluntary act on behalf of said th.
CIVEN	21 L
GIVEN under any hand and notarial seal this	day of <u>June</u> , 2016.
	1 0-
$O_{\mathcal{F}}$	Stone A. Per
	Notary Public
	~~~~~
STATE OF ILLINOIS)	{ "OFFICIAL SEAL" }
) ss.	NORMA A PEREZ
COUNTY OF COOK)	Notary Public, State of Illinois My Commission Expires 5/7/2018

Public Building Commission of Chicago, a municipal person whose name is subscribed to the foregoing instr first duly sworn by me acknowledged that as such A instrument and caused the corporate seal of said corporate.	() _x
or the dider my hand and notatial seal tims	day of <u>June</u> , 2016.
"OFFICIAL SEAL" NORMA A PEREZ Notary Public, State of Illinois My Commission Expires 5/7/2018	Notary Public
This instrument was prepared by:	Mail Tax Bills and Deed To:
Anne L. Fredd	Kidz Express NFP
Neal & Leroy, LLC	342 S. Laramie Avenue
120 North La Salle Street	Chicago, Illinois 60644
Suite 2600	
Chicago, Illinois 60602	

Telephone: (312) 641-7144

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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

ECTION 16, TG
JIAN IN COOK CG

16-16-122-025 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:

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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 price 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 Live, Signature:	anne L	Fredd
	Grantor or Agent	
Subscribed and swore to before		

me by the said
this day of the

OFFICIAL SEAL
AMAL CARDONA
NOTARY PUBLIC - STATE OF THINOIS
MY COMMISSION EXPIRES 08/15/19

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 partners in 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, Soil Signature:

Grantee or Agent

Subscribed and sworn to before

me by the said _this 27 worday o

2016.

Notary Public

OFFICIAL SEAL AMAL CARDONA NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES:09/15/19

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.