



Doc#: 1626415122 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2016 02:27 PM Pg: 1 of 5

QUITCLAIM DEED

(vacant land)
Large Lot Program
Roseland / Pullman

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("**Grantor**"), for and in consideration of ONE DOLLAR (\$1.00), pursuant to an ordinance adopted by the City Council of the City of Chicago, on May 18, 2016, conveys and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Michael Parker, an individual ("**Grantee**"), having its or their principal office or residence at 11009 S. Wentworth Avenue, Chicago, Illinois 60628.

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;
5. any and all exceptions caused by acts of Grantor or its agents; and
6. if the Property is located in a redevelopment area, then the conveyance also is subject to the redevelopment plan, as may be amended, for the Tax Increment Financing District Redevelopment Area in which the Property is located, until such plan expires.

This deed is also subject to the following covenant which is a part of the consideration for the Property and which shall run with the land and bind Grantee and Grantee's successors and assigns: **For a period of five (5) years commencing on the date of this deed, Grantee shall (a) remain in title to the Property and (b) maintain the Property. Grantor shall have a right of reverter if Grantee or Grantee's successors and assigns fail to comply with such covenants.**

Grantee accepts the Property in its "As Is", "Where Is" and "With All Faults" condition, without any covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental conditional of the Property (collectively, the "Conditions") or the suitability of the Property for any purpose whatsoever, and releases the Grantor from any claims relating to the Conditions.

Handwritten notes and stamps on the right margin, including a large '4' and other illegible markings.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be affixed hereto, on or as of the 15th day of September, 2016.

CITY OF CHICAGO,
a municipal corporation

By: *Rahm Emanuel*
RAHM EMANUEL, Mayor

ATTEST:

Susana A. Mendoza
SUSANA A. MENDOZA, City Clerk

APPROVED AS TO FORM
(Except as to legal description):

Richard Wendy
Richard Wendy
Deputy Corporation Counsel

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(B), EXEMPTION B OF THE COOK COUNTY REAL PROPERTY TAX ORDINANCE AND SECTION 3-33-060(B) OF THE MUNICIPAL CODE OF CHICAGO.

REAL ESTATE TRANSFER TAX 05-Aug-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-16-424-020-0000 | 20160801641972 | 0-558-699-328

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

REAL ESTATE TRANSFER TAX 15-Sep-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-16-424-020-0000 | 20160801641972 | 0-394-984-256

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Exhibit A

LOT 3 IN BLOCK 4 IN HORTON'S SUBDIVISION OF LOT 55 AND THE NORTH 1/2 OF LOT 58 OF THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:
205 W. 110TH Street Chicago, Illinois 60628
PIN: 25-16-424-020

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT FILED IN CONNECTION WITH LARGE LOT PROGRAM APPLICATION

I (We), under penalty of perjury, warrant that as of the date set forth below I am (We are) the owner(s) of the following real property:

205 W 110th St, Chicago, IL 60628.

I (We) acknowledge that Section 1-21-010(a) of the Municipal Code of Chicago states, in part:

Any person who knowingly makes a false statement of material fact to the city in violation of any ordinance, or who knowingly makes a false statement of material fact to the city in connection with any application or affidavit, is liable to the city for a civil penalty of not less than \$500.00 and not more than \$1,000.00.

By: [Signature]

Name(s): Michael Parker

Signed and sworn to before me on 9/1, 2019,
at Cook County, Illinois.

[Signature]
Notary Public

