

UNOFFICIAL COPY



Doc# 1629216047 Fee \$48.00

RHSP FEE: \$9.00 PRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2016 12:37 PM PG: 1 OF 5

QUITCLAIM DEED

(two separate, single residential buildings)

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of local government having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), for and in consideration of Nine Thousand Seven Hundred Fifty Two and No/100 Dollars (\$9,752), conveys and quitclaims, pursuant to an ordinance adopted by the City Council of the City of Chicago on April 15, 2015 and published at pages 106194 through 106198 in the Journal of the Proceedings of the City Council of the City for such date, all interest in the real property legally described and identified on Exhibit A attached hereto, to **COMMUNITY INITIATIVES, INC.**, an Illinois not-for-profit corporation, having an address at 222 S. Riverside Plaza, Suite 2200, Chicago, Illinois 60606 ("**Grantee**"). Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

(a) Covenants and restrictions set forth in this deed and that certain "Redevelopment Agreement – Preserving Communities Together Program" dated as of October 13, 2016, by and between City and Grantee, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on 10/14, 2016 as document # 1628829055;

(b) the standard exceptions in Schedule B of an ALTA title insurance policy;

(c) general real estate taxes and any special assessments or other taxes not yet due and payable;

(d) all easements, encroachments, covenants and restrictions of record and not shown of record; and

(e) such other title defects as may exist.

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); SECTION 3-33-060.B. OF THE MUNICIPAL CODE OF CHICAGO (CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE); AND SECTION 6 (B) OF THE COOK COUNTY REAL PROPERTY TAX ORDINANCE.

[signature page follows]

UNOFFICIAL COPY



IN WITNESS WHEREOF, the City of Chicago has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by the Mayor and City Clerk, on or as of the 22 day of September, 2016.

CITY OF CHICAGO,
an Illinois municipal corporation

Rahm Emanuel, RP
Rahm Emanuel,
Mayor


ATTEST:

Susana A. Mendoza
Susana A. Mendoza,
City Clerk

REAL ESTATE TRANSFER TAX		18-Oct-2016	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-15-405-023-0000		20161001665270 0-527-970-112	

Approved as to form (except for legal description):

Richard A. Wendy
Richard A. Wendy
Deputy Corporation Counsel

REAL ESTATE TRANSFER TAX		18-Oct-2016	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00
20-15-405-023-0000		20161001665270 1-207-054-144	

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

THIS INSTRUMENT WAS PREPARED BY: MAIL DEED AND TAX BILLS TO:

Karen Bielarz
Senior Counsel
Department of Law, Real Estate Division
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602

Community Initiatives, Inc.
222 S. Riverside Plaza, Suite 2200
Chicago, Illinois 60606

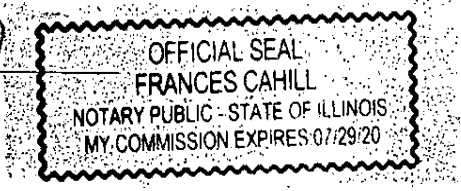
UNOFFICIAL COPY

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said 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, personally known to me to be the same person whose name is 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 he signed and delivered the said instrument, pursuant to authority given by the City, as his 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 official seal, this 22 day of September, 2016.

Frances Cahill
Notary Public



State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Susana A. Mendoza, City Clerk of the City of Chicago, an Illinois municipal corporation (the "City"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me acknowledged that as said City Clerk she 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 her 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 official seal, this 22 day of September, 2016.

Sandra E. Foreman
Notary Public



UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 31 IN NATHAN WILLIAM MCCHESENEY'S WASHINGTON PARK SUBDIVISION OF LOTS 1 AND 2 IN MCCHESENEY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 AND ALL OF BLOCK 13 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6038 SOUTH CHAMPLAIN AVENUE
CHICAGO, ILLINOIS 60637

Property Index Number: 20-15-405-023-0000

and,

THE SOUTH 20 FEET OF LOT AND THE NORTH 10 FEET OF LOT 6 IN BLOCK 10 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6224 SOUTH SAINT LAWRENCE AVENUE
CHICAGO, ILLINOIS 60637

Property Index Number: 20-15-419-021-0000

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.

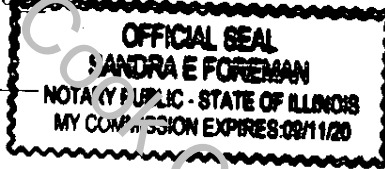
City of Chicago,
by one of its attorneys:

Dated September 22, 2016

Signature Karen Bielaz
Karen Bielaz
Senior Counsel

Subscribed and sworn to before me
this 22 day of SEPTEMBER, 2016

Andra E Foreman
Notary Public



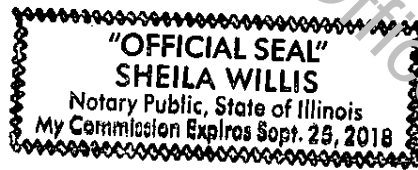
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 October 14, 2016

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 14 day of October, 2016

Sheila Willis
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)