**UNOFFICIAL COPY** 



.Doc# 1629422171 Fee \$44.00

RHSP FEE:\$9.00RPRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2016 02:04 PM PG: 1 OF 4

QUITCLAIM DEED (Vacant Land)

(The Above Space For Recorder's Use Only)

THIS TRANSFEX 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 CENCAGO 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 (the "City"), for the consideration of Seven Hundred and 00/100 Dollars (\$700.00) conveys and quitclaims all interest in the real property legally described and identified on Exhibit A attached hereto ("Property"), purs is it to Ordinance adopted by the City Council of the City (the "City Council") on July 20, 2010. published in the Journal of Proceedings of the City Council for such date at pages 28748 inrough 28750 to New Vision of Faith Ministries ("Grantee"), which has a principal business a idress of 447 West 120th Street, Chicago, Illinois 60628.

This conveyance is subject to the express condition that this Property is improved with landscaped open space within six (6) months of the date of this deed. In the event that the condition is not met, the City of Chicago may re-enter this Property and revest title in the City of Chicago. Grantee, at the request of the City of Chicago, covenants to execute and deliver to the City a reconveyance deed to the Property to further evidence such revesting of title. This right of reverter and re-entry shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City of Chicago.

The Property is located in the 119th Halsted Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council on November 6, 2002, published in the Journal of Proceedings of the City Council for such date at pages 95327 through 95451. 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		20-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-28-113-028-000	20161001672189	1-232-281-408

•	REAL ESTATE TRANSF	ER TAX	20-Oct-2016
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
	25-28-113-028-000	0 20161001672189	0-332-656-448

Total does not include any applicable penalty or interest due.

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## **UNOFFICIAL COPY**

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 young day of 120 / 12.

ATTEST:

CITY OF CHICAGO, a municipal corporation

and home rule unit of government

RAHM EMANUEL, Mayor

SVUNIUM T. IT FOR COS

STATE OF ILLINO'S

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COUNTY OF COOK

I, Garze, 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 a fixed 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 20

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NOTADY BURLIC

Approved as to Form and Legality, except as to legal description

Richard A. Wendy

Deputy Corporation Counse

OFFICIA SEAL CYNTHIA A. CARZA Notary Public - Stale of Illinois My Commission Expires 1/03/2019

THIS INSTRUMENT WAS PREPARED BY: Department of Planning and Development Real Estate Division 121 North LaSalle Street, Room 1003 Chicago, Illinois 60602

New Vision of Faith Ministries 447 W 120<sup>th</sup> Street Chicago, Illinois 60628

MAIL DEED AND SUBSEQUENT

TAX BILLS TO:

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# **UNOFFICIAL COPY**

#### EXHIBIT A

**Purchaser:** New Vision of Faith Ministries

Purchaser's Address: 447 West 120th Street, Chicago, Illinois 60628

Purchase Amount: \$700.00 Appraised Value: \$700.00

### **Legal Description:**

Lot 5 in Block 8 in West Pullman, in the West half of the Northeast quarter of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Address: 12010 South Normal Avenue

Chicago, Illinois 60628

Property Index Number: 25-28-113-028-0000

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# **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.

other chuty recognized as a person and authorized	to do business or acquire title to real estate under the
laws of the State of Illinois.	_
Dated <u>October 20</u> , 20 /6	Signatura
	Signature: Grantor or Agent
	a a a a a a a a a a a a a a a a a a a
Subscribed and sworn to before me	OFFICIAL SEAL CYNTHIA A. GARZA
By the said <u>Cranfor</u>	Motory Public - State of Illinois
This 204h, day of October, 2016	My Commission Expires 11/08/2019
Notary Public (Gorana) a Garsa	

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 October 26, ,2016 Signatu	ire: Cym Do
Subscribed and sworn to before me  By the said <u>Crantel</u> This <u>John</u> , day of <u>Octobu</u> , 2016  Notary Public <u>Unitera</u> R Halan	OFFICIAL SEAL CYNTHIA A. GARZA Notary Public - State of Illinois My Commission Expires 11/08/2019

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.)