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1629422171D

Doc# 1629422171 Fee \$44.00

RHSP FEE: \$9.00 PRF 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 TRANSFER 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 CHICAGO 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"), pursuant to Ordinance adopted by the City Council of the City (the "City Council") on July 20, 2016, published in the Journal of Proceedings of the City Council for such date at pages 28748 through 28750 to New Vision of Faith Ministries ("Grantee"), which has a principal business address 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 re-vest 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 re-vesting 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 *

25-28-113-028-0000 | 20161001672189 | 1-232-281-408

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

REAL ESTATE TRANSFER TAX

20-Oct-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-28-113-028-0000 | 20161001672189 | 0-332-656-448

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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 18 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

Property of Cook County Clerk's Office

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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.

Dated October 20, 2016

Signature: [Handwritten Signature]

Grantor or Agent



Subscribed and sworn to before me
By the said Grantor
This 20th day of October, 2016
Notary Public Cynthia A. Garza

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

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 26th day of October, 2016
Notary Public Cynthia A. Garza



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.)