

# UNOFFICIAL COPY



Doc# 1705206295 Fee \$44.00

ISP FEE: \$9.00 RPRF FEE: \$1.00

IREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 02:14 PM PG: 1 OF 4

## QUITCLAIM DEED

(vacant land)

Large Lot Program -  
Auburn Gresham

**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 December 14, 2016, conveys and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Leroy Jackson, an individual ("**Grantee**"), having her/his principal office or residence at 936 W. 87th Street, Chicago, IL.

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 Grantee or its agents;
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; and
7. if the Grantee undertakes a residential development project on the Property that includes ten (10) or more housing units, the Grantee is subject to Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO"), which imposes certain affordability requirements upon the Grantee.

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 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 condition 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.

**\*THIS DEED IS EFFECTIVE AS OF JANUARY 27, 2017.**

S	Y
P	A
S	N
M	N
SC	Y
E	Y
INT	Y

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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 20 day of January, 2017.

CITY OF CHICAGO,  
a municipal corporation

By: Rahm Emanuel, RP  
RAHM EMANUEL, Mayor


ATTEST



Carina Sanchez  
CARINA E. SANCHEZ, Deputy City Clerk

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

Lisa Misher  
Lisa Misher  
Chief Assistant 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		24-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-32-428-029-0000   20170101698654   0-235-428-056		

REAL ESTATE TRANSFER TAX		16-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-32-428-029-0000   20170101698654   0-265-982-656		

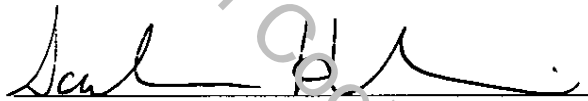
\* Total does not include any applicable penalty or interest due.

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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, and Carina E. Sanchez, Deputy 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 Deputy City Clerk, respectively, each person 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 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 official seal, this 20<sup>th</sup> day of January, 2017.

  
 \_\_\_\_\_  
 Notary Public



THIS INSTRUMENT WAS PREPARED BY:

City of Chicago, Law Department  
 121 North LaSalle Street, Suite 600  
 Chicago, Illinois 60602  
 (312) 744-0200

MAIL SUBSEQUENT TAX BILLS TO:

LEROY JACKSON  
936 WEST 87TH STREET  
CHICAGO, ILLINOIS, 60620

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## Exhibit A

LOT 11 IN BLOCK 3 IN SCHMIDT'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as:  
938 W. 87th Street in Chicago, Illinois  
PIN: 20-32-428-029

Property of Cook County Clerk's Office