

# UNOFFICIAL COPY

## QUITCLAIM DEED



Doc# 1807222021 Fee \$52.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 10:51 AM PG: 1 OF 5

FIRST AMERICAN TITLE  
FILE # SA 3

2898778

1 of 2

(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 Three Hundred Ninety-Three Thousand Five Hundred Dollars (\$393,500), conveys and quitclaims, pursuant to an ordinance adopted by the City Council of the City of Chicago on March 29, 2017, and published at pages 44637 through 44678 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 **GREENLINE DEVELOPMENT, INC.**, an Illinois corporation, with a principal place of business located at 6625 S. Ingleside Avenue, Chicago, Illinois 60637 ("**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 Agreement for the Sale and Redevelopment of Land, dated on or as of March 7, 2018, by and between the City and Grantee, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on March 9<sup>th</sup>, 2018, as document # 1806834010

(b) the City's redevelopment plan for the West Woodlawn Tax Increment Financing Redevelopment Project Area, until such redevelopment plan expires;

(c) the standard exceptions in an ALTA title insurance policy;

(d) general real estate taxes and any special assessments or other taxes;

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

(f) such other title defects that may exist; and

(g) any and all exceptions caused by the acts of the Grantee or its agents.

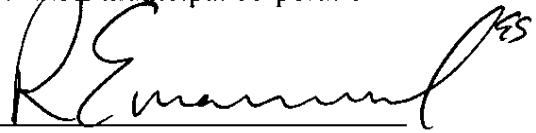
[signature page follows]

Bm

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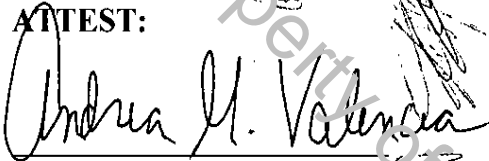
IN WITNESS WHEREOF, the City of Chicago has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, on or as of the 7<sup>th</sup> day of March 2018.

CITY OF CHICAGO,  
an Illinois municipal corporation



Rahm Emanuel  
Mayor

ATTEST:



Andrea M. Valencia  
City Clerk

REAL ESTATE TRANSFER TAX

12-Mar-2018



COUNTY: 196.75  
ILLINOIS: 393.50  
TOTAL: 590.25

20-14-309-004-0000 | 20180301610824 | 1-194-194-464

Approved as to form (except for legal description):



Lisa Misher  
Chief Assistant Corporation Counsel

REAL ESTATE TRANSFER TAX

12-Mar-2018



CHICAGO: 2,951.25  
CTA: 1,180.50  
TOTAL: 4,131.75 \*

20-14-309-004-0000 | 20180301610824 | 1-639-583-264

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

Exempt under provision of  
Paragraph \_\_\_\_\_, Section 31-45  
Property Tax Code.

Date \_\_\_\_\_ Buyer, Seller or Representative

~~THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); SECTION 5-33-060.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.~~

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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 Edward N. Siskel, 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 Andrea M. Valencia, 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 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 notarial seal this 7<sup>th</sup> day of March 2018

  
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:  
Arthur Dolinsky, Senior Counsel  
City of Chicago  
Department of Law, Real Estate Division  
121 North LaSalle Street, Suite 600  
Chicago, Illinois 60602  
312-744-0200

MAIL DEED AND TAX BILLS TO:  
Greenline Development, Inc.  
6625 South Ingleside Avenue  
Chicago, Illinois 60637

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## EXHIBIT A

### Legal Description

#### Parcel 1 Original legal prior to 2017 division:

LOT 30 IN SNOW AND DICKENSON'S SUBDIVISION OF BLOCKS 4, 5 AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-14-309-004-0000

Commonly known as: 6104 South Ellis Avenue, Chicago, Illinois 60637 2018 ~

#### **NEW LEGALS AFTER 2017 DIVISION PETITION NO. 358**

THE NORTH 25 FEET OF LOT 30 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5 and 6 (EXCEPT THENORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 1/2 ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-14-309-024-0000

THE SOUTH 25 FEET OF THE NORTH 50 FEET OF LOT 30 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5 AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS.

PIN: 20-14-309-025-0000

THE NORTH 25.00 FEET OF THE SOUTH 50.00 FEET OF LOT 30 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 20-14-309-026-0000

THE SOUTH 25.0 FEET OF LOT 30 IN SNOW AND DICKINSONS SUBDIVISION OF BLOCKS 4, 5 ABD 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBYS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 20-14-309-026-0000

027

#### Parcel 2 original legal prior to 2017 division:

LOT 19 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼

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(EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-14-310-004-0000

Commonly known as: 6123 South Ellis Avenue, Chicago, Illinois 60637 ✓

**NEW LEGALS AFTER 2017 DIVISION PETITION NO. 366:**

THE NORTH HALF OF LOT 19 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-14-310-086-0000

THE SOUTH HALF OF LOT 19 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 2 ½ ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-14-310-087-0000

**Parcel 3:**

THE EAST 20 ½ FEET OF LOT 8 IN BLOCK 3 IN JOHN J. MITCHELL'S SOUTH PARK SUBDIVISION OF BLOCKS 9, 10 AND 11 IN MAHER'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-15-403-003-0000

Commonly known as: 507 East 60<sup>th</sup> Street, Chicago, Illinois 60637 ✓

**Parcel 4:**

LOTS 4 AND 5 IN THE SUBDIVISION OF THE WEST ½ OF LOT 12 IN MAHER'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 6005-11 SOUTH RHODES / 533-35 EAST 60<sup>TH</sup> STREET, CHICAGO, ILLINOIS.

20-15-404-001-0000

Commonly known as: 535 East 60<sup>th</sup> Street, Chicago, Illinois 60637 ✓