

# UNOFFICIAL COPY



Doc# 1810842170 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2018 03:23 PM PG: 1 OF 5

## QUITCLAIM DEED

(vacant land)  
Large Lot Program -  
expansion

**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 October 11, 2017, conveys and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Darius Broadwater, an individual or entity ("**Grantee**"), having her/his/its principal office or residence at 1920 Monhegan Ave Beecher IL 60401.

Without limiting the quitclaim nature of this deed, such conveyance shall be subject to:

1. standard exceptions in an ALTA title insurance policy;
2. general real estate taxes and any special assessments or other taxes;
3. all easements, encroachments, covenants, restrictions and liens of record and not shown of record;
4. such other title defects that may exist;
5. any and all exceptions caused by the 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 Grantee undertakes a residential development project on the Property that includes ten (10) or more housing units, Grantee is subject to Section 2-45-115 of the Municipal Code of Chicago, 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 (a) 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 covenant.** 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 conditional of the Property (collectively, the "Conditions") or the suitability of the Property for any purpose whatsoever. Grantee, for itself and its successors and assigns, releases the Grantor from any claims relating to the Conditions.

S	Y
P	5/10
S	N
M	N
SC	Y
E	Y
INT	Y

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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 affixed hereto, on or as of the 19 day of Dec, 2017


**CITY OF CHICAGO,**  
an Illinois municipal corporation

By: Rahm Emanuel  
Rahm Emanuel, Mayor

ATTEST:



Andrea M. Valencia  
Andrea M. Valencia, City Clerk

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		30-Oct-2017
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

20-23-413-018-0000 | 20171001643993 | 1-643-085-856

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

REAL ESTATE TRANSFER TAX		10-Apr-2018
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

20-23-413-018-0000 | 20171001643993 | 0-873-451-808



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## Exhibit A

LOTS 18 AND 19 IN BLOCK 3 IN SUBDIVISION OF TILE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

1428 East 69<sup>th</sup> Place Chicago, Illinois

PIN: 20-23-411-018


Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (From Chapter 34, Paragraph 3-5020)

### GRANTOR SECTION: CITY OF CHICAGO (BY AND THROUGH ATTESTING AGENT)

Now comes the GRANTOR: THE CITY OF CHICAGO, by and through its AUTHORIZED AGENT, MS. JEANNE CHANDLER, in her capacity with the CITY OF CHICAGO'S DEPARTMENT OF PLANNING AND DEVELOPMENT, who does now SWEAR and AFFIRM that to the best of her knowledge, the GRANTEE shown on the foregoing deed is a NATURAL PERSON, ILLINOIS CORPORATION, PARTNERSHIP, OR OTHER ENTITY which is authorized to do business and/or acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

  
GRANTOR'S ATTESTING AGENT SIGNATURE: MS. JEANNE CHANDLER (CHI)

1-19-2018  
DATE SIGNED ABOVE:

### GRANTEE SECTION: (BY AND THROUGH AN ATTESTING AGENT)

Now comes the MS. JEANNE CHANDLER, in her capacity with the CITY OF CHICAGO'S DEPARTMENT OF PLANNING AND DEVELOPMENT (on behalf of the GRANTOR: THE CITY OF CHICAGO), who does now SWEAR and AFFIRM that to the best of her knowledge, the GRANTEE shown on the foregoing deed is a NATURAL PERSON, ILLINOIS CORPORATION, PARTNERSHIP, OR OTHER ENTITY which is authorized to do business and/or acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

  
GRANTEE'S ATTESTING AGENT SIGNATURE: MS. JEANNE CHANDLER (CHI)

1-19-2018  
DATE SIGNED ABOVE:

### NOTARY SECTION

STATE OF ILLINOIS    )  
  ) SS  
COUNTY OF COOK    )

I, MICHELE A RHYMES a NOTARY PUBLIC for the STATE OF ILLINOIS, in the COUNTY OF COOK, do hereby SWEAR and AFFIRM that MS. JEANNE CHANDLER, in her capacity with the City of Chicago's Department of Planning and Development (SEE FOREGOING DEED) did appear before me on the below subscribed date and affix her signature to this GRANTOR/GRANTEE AFFIDAVIT under her free and voluntary act, while appearing to be free from any undue coercion or influence.

AFFIX NOTARY STAMP BELOW:

JANUARY 19, 2018  
DATE AFFIDAVIT SIGNED ABOVE:

  
NOTARY PUBLIC SIGNATURE ABOVE:

