# UNOFFICIAL COPYMANIAN AND A 181081008091\*

Doc# 1810810009 Fee \$46.00

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

AFFIDAUIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2018 12:12 PM PG: 1 OF 5

## **QUITCLAIM DEED**

(vacant land)
Large Lot Program expansion

CITY CF CHICAGO, an Illinois municipal corporation having its principal office at 121 North LaSalle screet, 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 Minnie Knox, an individual or entity ("Grantee") having her/his/its principal office or residence at 3400 Butterfield Road Bellwood IL 60104

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 A ea 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 introves 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/PS/CE/W

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## **UNOFFICIAL COPY**

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

### CITY OF CHICAGO,

an Illinois municipal corporation

Rahm Emanuel, Mayor

Valencia, City Clerk

204 COUNTY CIE 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		17-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
40.53	TOTAL:	0.00 *

16-15-412-017-0000 20171101656270 1-859-962-912

<sup>\*</sup> Total does not include any applicable penalty or interest due.

REAL E	STATE	TRANSFER 1	ΓΑΧ [ · .	10-Apr-2018
4			F COUNTY:	0.00
		(3%)	ILLINOIS:	0.00
			TOTAL:	0.00
1€	-15-412	-017-0000	20171101656270	0-420-599-328

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## **UNOFFICIAL COPY**

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 Rahm Emanuel, Mayor of the City of Chicago, an Illinois municipal corporation (the "City"), and Andrea M. Valencia, City Clerk of the City, acknowledged that as said Mayor and said City Clerk, respectively, each person caused his/her signature to be affixed to the foregoing instrument and caused the corporate seal of the 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 day of day of 2017

Notary Public

OFFICIAL SEAL
OFFICIAL SEAL
JULIE A BENGSTON
JULIE A BENGSTON
STATE OF ILLINOIS
NOTARY PUBLIC - STATE OF ILL

#### 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 BILES TO MINALE KNOY 3400 Butterfield Rd

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## **UNOFFICIAL COPY**

#### Exhibit A

LOT 7 IN YATES SUBDIVISION OF 1 ACRE IN THE EAST ½ OF THE SOUTH ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4013 W. 5<sup>TH</sup> in Chicago, Illinois

PIN: 16-15 - 12-017

Chi. 2-017
Coot 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)

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 COKE ORATION, PARTNERSHIP, OR OTHER ENTITY which is authorized to do business and/or acquire and hold little to real estate under the laws of the STATE OF ILLINOIS.

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

1-19-2018

DATE SIGNED ABOVE:

**NOTARY SECTION** 

STATE OF ILLINOIS

SS

COUNTY OF COOK

MYNEY 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:** 

ANUARY 19, 2018 DATE AFFIDAVIT SIGNED ABOVE

NOTARY PUBLIC SIGNATURE ABOVE:

MICHELE A RHYMES OFFICIAL SEAL Notary Public, State of Illinois ly Commission Expires

November 02, 2021