

# UNOFFICIAL COPY



\*18151101008\*

Doc# 18151101008 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2018 03:03 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 Building at 6501 S Hermitage, LLC, an individual or entity ("**Grantee**"), having her/his/its principal office or residence at P.O. Box 438009, Chicago, IL 60643.

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	5/30
S	N
M	N
SC	Y
E	Y
INT	W

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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 28 day of Feb, 2018.

**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		16-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-19-220-033-0000 | 20171101654795 | 0-328-488-896

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

REAL ESTATE TRANSFER TAX		29-May-2018
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

20-19-220-033-0000 | 20171101654795 | 0-909-195-552

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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 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 23<sup>rd</sup> day of Feb, 2018.

  
\_\_\_\_\_  
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:

PO Box 43800A  
Chicago, IL 60643  
\_\_\_\_\_  
\_\_\_\_\_

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## Exhibit A

LOT 17 (EXCEPT THE NORTH 5 FT) AND THE NORTH 10 FT OF LOT 18 IN BLOCK 36 IN DREXEL PARK, BEING A SUBDIVISION OF THE EAST  $\frac{1}{4}$  OF THE NORTH  $\frac{1}{2}$  OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:  
6540 S. Hermitage Street in Chicago, Illinois  
PIN: 20-19-220-033

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.

City of Chicago,  
by its Department of Planning and Development:

Dated February 23, 2018

Signature [Handwritten Signature]  
Agent

Subscribed and sworn to before me  
this 23 day of Feb, 2018

Shelia D. Grayer  
Notary Public



The grantee or his agent affirms 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 23, 2018

Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 23 day of Feb, 2018

Shelia D. Grayer  
Notary Public



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)