

# UNOFFICIAL COPY

## QUITCLAIM DEED (Vacant Land)



\*1816422009\*

Doc# 1816422009 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2018 10:20 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)


THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-15(b); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND THE CHICAGO REAL PROPERTY TRANSFER TAX, MUNICIPAL CODE SECTION 3-33-060(B).



**GRANTOR, CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("City"), for the consideration of Forty-Seven Thousand and 00/100 Dollars (\$47,000.00) conveys and quitclaims all interest in the real property legally described and identified on Exhibit A attached hereto ("Property"), pursuant to Ordinance adopted by the City Council of the City ("City Council") on March 28, 2018, and published in the Journal of Proceedings of the City Council ("Journal") for such date at pages 73325 through 73328, to Jakacki Bag & Barrel, Inc. ("Grantee"), which has a business address of 4607 West Lexington Street, Chicago, Illinois 60644.

This conveyance is subject to the express condition that: the Property is improved with Industrial landscaped open space within six (6) months of the date of this deed. In the event that the condition is not met, the City may re-enter the Property and re-vest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the Property to further evidence such re-vesting of title. This right of reverter and re-entry shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City.

The Property is located in the Roosevelt Cicero Industrial Corridor Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council on February 5, 1999, and published in the Journal for such date at pages 60917 through 61070. Grantee is obligated to use the Property only for uses permitted under the redevelopment plan for the Area, until such redevelopment plan expires. Grantee's acceptance of this deed shall be deemed to be Grantee's agreement to comply with such use restrictions.

Rv

REAL ESTATE TRANSFER TAX		13-Jun-2018
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

REAL ESTATE TRANSFER TAX		13-Jun-2018
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

16-15-309-013-0000 | 20180601698047 | 0-575-377-696

16-15-309-013-0000 | 20180601698047 | 0-264-667-936

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

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Grantee acknowledges that if Grantee (or its successors or assigns) develops the Property with a "residential housing project," as that term is defined in Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance"), Grantee (or its successors or assigns) shall be obligated to comply with the Affordable Requirements Ordinance.

Grantee acknowledges and agrees that the Property is being conveyed, and 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 or the suitability of the Property for any purpose whatsoever. Grantee, on behalf of herself/himself/themselves/itself (as applicable) and hers/his/their/its (as applicable) successors and assigns, shall release, relinquish and forever discharge Grantor and its officers, employees, agencies, departments and officials, from and against any and all claims, causes of action, demands, legal or administrative proceedings, losses, damages, liabilities, judgments, amounts paid in settlement, interest, fines, penalties, costs and expenses (including, without limitation, reasonable attorney's fees and expenses and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the structural, physical or environmental condition of the Property. The foregoing covenant of release is part of the consideration for the Property and shall run with the land and bind Grantee and Grantee's successors and assigns.

Property of Cook County Clerk's Office

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## EXHIBIT A

**Purchaser:** Jakacki Bag & Barrel, Inc.  
**Purchaser's Address:** 4607 West Lexington Street, Chicago, Illinois, 60644  
**Purchase Amount:** \$47,000.00  
**Appraised Value:** \$47,000.00

### Legal Description:

Lots 71, 72 and 73 in Mandell's subdivision of Blocks 5, 6, 7 and 8 in Purington and Scranton's subdivision of the west half of the southwest quarter of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian lying North of Barry Point Road in Cook County, Illinois

**Address:** 4652-58 West Polk Street  
Chicago, Illinois 60644

**Property Index Numbers:** 16-15-309-013-0000  
16-15-309-014-0000  
16-15-309-015-0000

Property of Cook County Clerk's Office

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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 hereunto affixed, by its Mayor and City Clerk, on or as of the 13 day of June, 2018.

ATTEST:

Andrea M. Valencia  
Andrea M. Valencia, City Clerk

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government

By: Rahm Emanuel  
Rahm Emanuel, Mayor

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for Cook 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, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people 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 Corporation Counsel and City Clerk, respectively, each person signed and delivered 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 the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on June 13, 2018.

Cynthia A. Garza  
Notary Public

Approved as to Form and Legality,  
except as to legal description

Lisa Misher  
Lisa Misher  
Chief Assistant Corporation Counsel



THIS INSTRUMENT WAS PREPARED BY: MAIL DEED AND SUBSEQUENT TAX BILLS TO:

City of Chicago  
Department of Planning and Development  
Real Estate Division  
121 North LaSalle Street, Room 1003  
Chicago, Illinois 60602

Jakacki Bag & Barrel, Inc.  
4607 West Lexington Street  
Chicago, Illinois 60644

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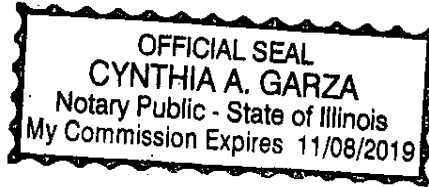
## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated June 13, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 13, day of June, 2018  
Notary Public Cynthia A. Garza



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

Date June 13, 2018

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 13, day of June 13, 2018  
Notary Public Cynthia A. Garza



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.)