

UNOFFICIAL COPY

Doc#: 1816429436 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2018 01:23 PM Pg: 1 of 6

Dec ID 20180601694392
ST/CO Stamp 1-121-260-832
City Stamp 2-094-339-360

40037596 11

QUITCLAIM DEED
(Vacant Land)

GIT

(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 200/31-45(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 One Dollar (\$1.00) 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 December 13, 2017, and published in the Journal of Proceedings of the City Council ("Journal") for such date at pages 63374 through 63379, to **GROWING HOME INC.** ("Grantee"), with a business address of 2732 North Clark Street #310, Chicago, Illinois 60614

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (b) general real estate taxes and any special assessments or other taxes; (c) all easements, encroachments, covenants and restrictions of record and not shown of record; (d) such other title defects that may exist; and (e) any and all exceptions caused by the acts of Grantee or its agents. In addition, this conveyance is expressly subject to the following conditions and covenants which are a part of the consideration for the Property and which are to be taken and construed as running with the land and binding on Grantee and Grantee's successors and assigns:

First: Grantee shall solely use the Property as an urban agricultural and job transition center and for not-for-profit corporation ancillary and accessory uses, unless an alternative use is approved in writing at the sole and absolute discretion of the Commissioner of the City's Department of Planning and Development ("Commissioner"). This covenant shall terminate ten (10) years from the conveyance of the Property from the City to Grantee; provided however, that the Commissioner, in the Commissioner's sole and absolute discretion, shall have the authority to release this covenant upon the request of Grantee. If Grantee allows

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the Property to be used for any purpose other than a purpose approved by the Commissioner prior to the expiration of the covenant term or without first obtaining a release of this covenant, the City may re-enter and take possession of the Property, terminate the estate conveyed to Grantee, and re-vest title to the Property in the City.

Second: The City has enrolled the Property in the Illinois Environmental Protection Agency's Site Remediation Program ("SRP") and obtained a comprehensive residential final No Further Remediation Letter ("Final NFR Letter") for the Property. Grantee must comply with all land use restrictions, institutional controls and other terms and conditions contained in the Final NFR Letter for the Property. If the usage of the Property changes, Grantee must re-enroll the Property in the SRP and receive an appropriate Final NFR Letter for the proposed usage. If Grantee fails to comply with the requirements in this Second Covenant, the City may re-enter and take possession of the Property, terminate the estate conveyed to Grantee, and re-vest title to the Property in the City.

Third: The Property is located in the 63rd/Ashland Redevelopment Project Area ("Area"), established pursuant to an ordinance adopted by the City Council on March 29, 2006, published in the Journal for such date at pages 72958 through 73124. Grantee shall allow the Property to be used only for uses permitted under the redevelopment plan for the Area until such redevelopment plan expires.

Fourth: 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.

Fifth: 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 itself and its successors and assigns, shall release, relinquish and forever discharge the City 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.

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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 11 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)

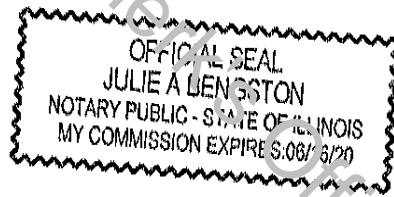
I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Edward N. Siskel, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City"), pursuant to proxy on behalf of Rahm Emanuel, Mayor, 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 11, 2018.

Julie A. Beniston
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 Law
Real Estate Division
121 North LaSalle Street, 600
Chicago, Illinois 60602

Growing Home Inc.
Attn: Harry Rhodes
2732 North Clark Street #310
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		12-Jun-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-18-226-034-0000 | 20180601694392 | 2-094-339-360

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

REAL ESTATE TRANSFER TAX		12-Jun-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-18-226-034-0000 | 20180601694392 | 1-121-280-832

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EXHIBIT A Legal Description

LOTS 7 TO 11 BOTH INCLUSIVE IN BLOCK 18, IN SUBDIVISION OF BLOCKS 1 TO 8 OF JOHN B. LYON'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT THE NORTH 134 FEET OF BLOCKS 1 AND 2 AND THE NORTH 60 FEET OF THE SOUTH 350 FEET OF BLOCKS 7 AND 8), BEING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1844 WEST 59TH STREET
CHICAGO, ILLINOIS 60636

PERMANENT INDEX NO.: 20-18-226-034-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

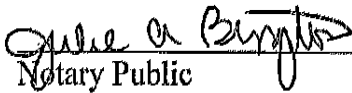
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

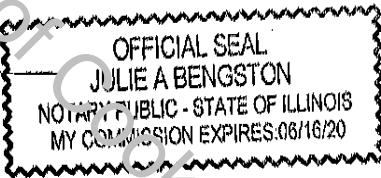
City of Chicago,
by one of its attorneys:

Dated June 11, 2018

Signature 
Frances Cahill
Assistant Corporation Counsel

Subscribed and sworn to before me
this 11 day of June, 2018


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 _____, 2018

Signature _____
Grantee or Agent

Subscribed and sworn to before me
this ___ day of _____, 2018

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)

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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 one of its attorneys:

Dated _____, 2018

Signature _____

Frances Cahill
Assistant Corporation Counsel

Subscribed and sworn to before me
this ___ day of _____, 2018

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 6/11/18, 2018

Signature _____

Grantee or Agent

Subscribed and sworn to before me
this 11th day of June, 2018

L. E. Tilly
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)