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Doc#: 1825019274 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2018 11:38 AM Pg: 1 of 6

Dec ID 20180801668570
ST/CO Stamp 0-248-914-080 ST Tax \$173.00 CO Tax \$86.50
City Stamp 1-067-401-376 City Tax: \$1,297.50

1820647 ②
QUITCLAIM DEED

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

(The Above Space for Recorder's Use Only)

The **CITY OF CHICAGO**, an Illinois municipal corporation, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for the consideration of \$173,000, conveys and quitclaims to **4618 Champlain, LLC**, an Illinois limited liability company, whose offices are located at 7508 W. 35th Place, Bridgeview, Illinois, 60455 ("Grantee"), all interest and title of Grantor in the real property legally described and identified on Exhibit A attached hereto ("Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago on April 18, 2018, and published at pages 76129 through 76164 in the Journal of the Proceedings of the City Council of such date (the "Project Ordinance").

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) easements, encroachments, covenants, restrictions and liens of record and not shown of record; (d) such other title defects as may exist; and any and all exceptions caused by the acts of the Grantee or its agents. This conveyance is also 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. Except as otherwise defined herein, all capitalized words shall have the meanings given to such words in that certain Agreement for the Sale and Redevelopment of Land between Grantor and Grantee dated 8/29, 2018, and recorded on even date herewith (the "Agreement").

FIRST: Grantee shall commence construction of the Project (as defined in the Project Ordinance) no later than April 30, 2019, and shall complete the Project (as evidenced by the issuance of the final Certificate of Completion) no later than April 30, 2021; provided, however, Grantor's Department of Planning and Development or any successor department thereto (the "Department"), in its sole discretion, may extend the construction commencement and completion dates by up to six (6) months each (or twelve (12) months in the aggregate).

SECOND: From the date hereof through the date Grantor issues the final Certificate of Completion, except as provided in Section 16 of the Agreement, Grantee may not directly or indirectly sell, transfer or otherwise dispose of the Property or any part thereof or any interest therein or Grantee's controlling interests therein (including, without limitation, a transfer by assignment of any beneficial interest under a land trust), nor may Grantee directly or indirectly assign the Agreement, nor may any principal party of Grantee (e.g., a general partner, member, manager or shareholder) sell, transfer or assign any of its interest in Grantee to anyone other

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than another principal party, without in each case obtaining the prior written consent of the Department, which consent shall be in the Department's sole discretion.

THIRD: From the date hereof through the date Grantor issues the final Certificate of Completion, Grantee shall not, without the prior written consent of the Department, which consent shall be in the Department's sole discretion, engage in any financing or other transaction which would create an encumbrance or lien on the Property, except for any Lender Financing approved pursuant to Section 9 of the Agreement, which shall be limited to funds necessary to construct the Project.

FOURTH: Grantee shall use the Property in compliance with that certain redevelopment plan and project for the 43rd Street/Cottage Grove Avenue Redevelopment Project Area ("Redevelopment Plan"), approved by ordinance adopted on July 8, 1998, and amended by ordinance adopted on September 29, 2004.

FIFTH: Grantee shall not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income in the sale, lease, rental, use or occupancy of the Property or the Project or any part thereof.

SIXTH: Grantee, on behalf of itself and its affiliates, and the respective officers, directors, employees, agents, successors and assigns of Grantee and its affiliates, shall release, relinquish and forever discharge Grantor from and against any and all Losses arising out of or in any way connected with, directly or indirectly, the environmental matters defined as Released Claims in Section 23.4 of the Agreement, in accordance with the terms and conditions of said Section 23.4.

The covenants numbered **FIRST**, **SECOND** and **THIRD** shall terminate on the date Grantor issues the final Certificate of Completion for the Project. The covenant numbered **FOURTH** shall terminate on the date the Redevelopment Plan expires. The covenants numbered **FIFTH** and **SIXTH** shall have no limitation as to time.


If Grantee fails to comply with any of the foregoing covenants and conditions, Grantor may terminate the Agreement and exercise any and all rights and remedies available to it at law or in equity, including the right to record the Reconveyance Deed and revert title to the Property in the City in accordance with the terms of the Agreement; provided, however, the City's right to revert title in the City pursuant to the Reconveyance Deed shall terminate upon the issuance of the final Certificate of Completion, and provided further that the recording of the Reconveyance Deed shall not defeat, render invalid, or limit in any way, the lien of any mortgage authorized by the Agreement.

(Signatures Appear on the Following Page)

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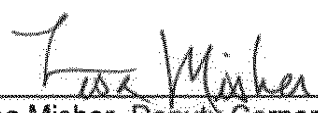
IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by its Mayor and City Clerk, on August 24, 2018.

CITY OF CHICAGO, an Illinois municipal corporation

By: 
Rahm Emanuel, Mayor

ATTEST:

Andrea M. Valencia, City Clerk

APPROVED AS TO FORM:

Lisa Misher, Deputy Corporation Counsel

Property of Cook County Clerk's Office

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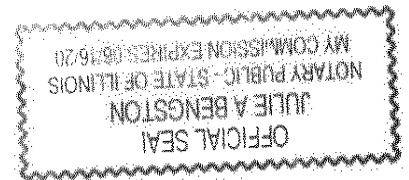
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that 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, City Clerk of the City, both personally known to me to be the same persons 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 said Corporation Counsel and said City Clerk, respectively, each person signed and delivered the said instrument and caused the corporate seal of said 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 notarial seal this 28th day of Sept August, 2018.

Julie A Bengston

 NOTARY PUBLIC



THIS INSTRUMENT WAS
 PREPARED BY:

Kalpana Plomin
 City of Chicago Department of Law
 121 North LaSalle Street, Suite 600
 Chicago, Illinois 60602
 (312) 744-1041

AFTER RECORDING, RETURN
 DEED AND SEND SUBSEQUENT
 TAX BILLS TO:

4618 Champlain, LLC
~~St. Lawrence Properties, LLC~~
 7508 W. 85th Place
 Bridgeview, IL, 60455

REAL ESTATE TRANSFER TAX	31-Aug-2018
CHICAGO:	1,297.50
CTA:	0.00
TOTAL:	1,297.50 *

20-03-425-002-0000 | 20180801668570 | 1-067-401-376

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

REAL ESTATE TRANSFER TAX	31-Aug-2018
COUNTY:	86.50
ILLINOIS:	173.00
TOTAL:	259.50

20-03-425-002-0000 | 20180801668570 | 0-248-914-080

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b)(1); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND SECTION 3-33-060(B) OF THE MUNICIPAL CODE OF CHICAGO.

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 16, 17 AND 18 IN WILLIAMS AND DE YOUNG'S SUBDIVISION OF LOTS 4 TO 13 INCLUSIVE, AND LOTS 28 TO 44 BOTH INCLUSIVE, IN D.O. STRONG'S RESUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 15.08 CHAINS THEREOF IN COOK COUNTY, ILLINOIS.

ADDRESS: 4615 SOUTH ST. LAWRENCE AVENUE
CHICAGO, ILLINOIS 60653

PIN: 20-03-425-002-0000

PARCEL 2:

LOT 4 IN WILLIAMS AND DE YOUNG'S SUBDIVISION OF LOTS 4 TO 13 AND 28 TO 44 OF D.O. STRONG'S SUBDIVISION OF THE SOUTH-1/2 OF THE SOUTH EAST ¼ OF THE SOUTHEAST ¼ SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4616 SOUTH CHAMPLAIN AVENUE
CHICAGO, ILLINOIS 60653

PIN: 20-03-425-017-0000

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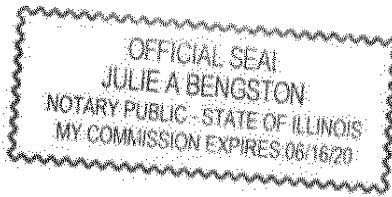
STATEMENT BY GRANTOR AND GRANTEE

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 8/28, 2018 Signature [Signature]
Kalpana Plomin, Assistant Corporation Counsel, Agent

Subscribed and sworn to before me
this 28 day of August, 2018

[Signature]
Notary Public

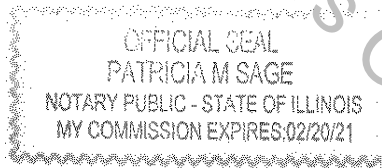


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 29th of August, 2018 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 29 day of Aug, 2018

[Signature]
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)