



1934006075

Doc# 1934006075 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2019 12:48 PM PG: 1 OF 6

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 December 18, 2018, conveys and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Oscar Torres, an individual or entity ("**Grantee**"), having her/his/its principal office or residence at 4536 S CALIFORNIA AVE CHICAGO IL 60632.

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.**

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Condition of the Property:

1. 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.
2. Grantee acknowledges that Grantee is relying solely upon Grantee's own inspection and other due diligence activities and not upon any information (including, without limitation, environmental studies or reports of any kind) provided by or on behalf of the City or its agents or employees with respect thereto.
3. The City has reviewed its files for documentation relating to the Conditions. Grantee acknowledges that such review may not have located all documentation relating to the Conditions, and the City is not obligated to locate all such documentation. Furthermore, Grantee acknowledges and agrees that the City was not obligated to perform any due diligence for the purpose of determining the Conditions.
4. Grantee, for itself and its successors and assigns, releases the Grantor from any claims relating to the Conditions.
5. Grantee acknowledges that soils in Chicago are frequently impacted by historic environmental contamination and therefore must be properly managed to avoid adverse effects on human health and the environment.


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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 6th day of December, 2019.

CITY OF CHICAGO,
an Illinois municipal corporation


By 
Lori E. Lightfoot, Mayor

ATTEST:


Andrea M. Valencia, City Clerk

REAL ESTATE TRANSFER TAX		06-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-08-407-011-0000 20191101654802 1-461-421-408		

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		04-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-08-407-011-0000 20191101654802 1-737-406-816		

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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 Lori E. Lightfoot, personally known to me to be the Mayor of the City of Chicago, an Illinois municipal corporation (the "City"), 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 Mayor 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 official seal, this 6th day of December, 2019.

Cynthia A. Garza
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

City of Chicago, Law Department
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
(312) 744-8731

MAIL SUBSEQUENT TAX BILLS TO:

Oscar Torres
4536 S. California Ave
Chicago, IL 60632

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Exhibit A

LOT 12 IN BLOCK 4 IN THE SUBDIVISION OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:
829 W. 51st Place in Chicago, Illinois
PIN: 20-08-407-011

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.

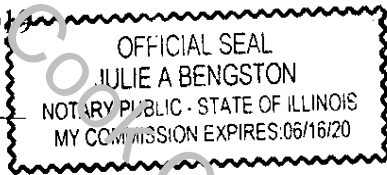
City of Chicago, Law
by its Department of ~~Planning and Development~~

Dated 11/20, 2019

Signature [Handwritten Signature]
Agent

Subscribed and sworn to before me
this 20th day of November, 2019

[Handwritten Signature]
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 December 6, 2019

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
this 6th day of December, 2019

[Handwritten 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)