

UNOFFICIAL COPY



2034522015

Doc# 2034522015 Fee \$88.00

QUITCLAIM DEED

(vacant land)

Large Lot Program -
Expansion Round IV

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/10/2020 10:10 AM PG: 1 OF 6

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 January 23, 2019 and quitclaims all right, title and interest in the real property legally described and identified on Exhibit A attached hereto ("**Property**") to Noble Development Associates, LTD., an Illinois corporation ("**Grantee**"), having its principal address at 5720 S. Princeton, Suite #2 Chicago, Illinois 60621.

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.**

SY
P
SY-GG
M
SC
E
INT

REAL ESTATE TRANSFER TAX 07-Dec-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

20-16-210-038-0000 | 20201201681278 | 1-836-898-272

REAL ESTATE TRANSFER TAX

10-Dec-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-16-210-038-0000 | 20201201681278 | 1-231-189-984

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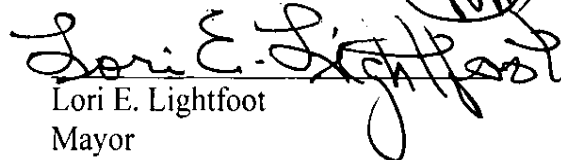
Condition of the Property:

1. 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 (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, 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 Conditions. 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.
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 hereunto affixed, on or as of the 7 day of December 2020.

CITY OF CHICAGO,
an Illinois municipal corporation


Lori E. Lightfoot
Mayor

ATTEST:


Andrea M. Valencia
City Clerk

This instrument was prepared by:
City of Chicago
Department of Law, Real Estate Division
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
312-744-8731

Mail deed and tax bills to:
Noble Development Associates, LTO
12801 S. Paulina
Calumet Park, IL 60827

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); SECTION 3-33-060.B. OF THE MUNICIPAL CODE OF CHICAGO (CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE); AND SECTION 6 (B) OF THE COOK COUNTY REAL PROPERTY TAX ORDINANCE.

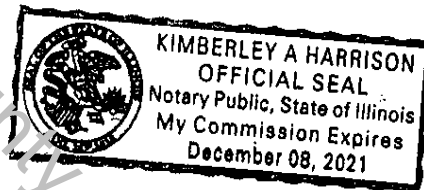
UNOFFICIAL COPY

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 Mark A. Flessner, 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 Lori E. Lightfoot, 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 7 day of December 2020.

Kimberley A. Harrison
 NOTARY PUBLIC



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Exhibit A

Buyer: Noble Development Associates, Ltd.

LOT 2 A SUBDIVISION OF THE WEST 123.80 FEET OF LOT 7 IN STAUFFER'S RESUBDIVISION OF EAST 1/2 OF OUTLOT 23 OF SCHOOL TRUSTEES SUBDIVISION, (EXCEPT THAT PART THEREOF LYING EASTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE, SAID POINT VEING 10.27 FEET WEST OF THE SOUTH EAST CORNER TO A POINT IN THE NORTH LINE, SAID POINT BEING 7.59 FEET WEST OF THE NORTHEAST CORNER IN SUBDIVISION OF THE WEST 123.88 FEET OF SUBDIVISION OF LOT 7) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

5756 S. Wells Street, Chicago, Illinois 60621

PIN: 20-16-210-038-0005

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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:

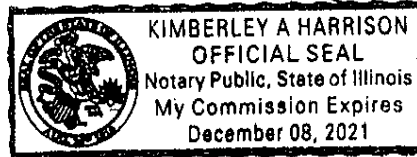
Dated December 7, 2020

Signature _____

Agent

Subscribed and sworn to before me
this 7 day of December, 2020

Kimberley A. Harrison
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 Nov 23, 2020

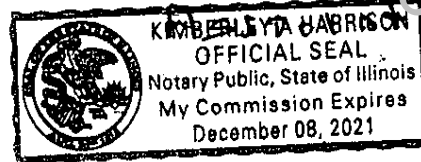
Signature _____

Grantee or Agent

President

Subscribed and sworn to before me
this 7 day of December, 2020

Kimberley A. Harrison
Notary Public



Noble Development, Ltd.

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)