

UNOFFICIAL COPY



Doc# 2183355028 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 11:55 AM PG: 1 OF 6

QUITCLAIM DEED (Vacant Land)

Property of Cook County Clerk's Office

(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 having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 (the "City" or "Grantor"), for and in consideration of One Thousand and 00/100 Dollars (\$1,000.00) 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 September 18, 2019, and published in the Journal of Proceedings of the City Council ("Journal") for such date at pages 5235 through 5239, to Andre M. Smith ("Grantee"), who has a principal residence of 6638 South Hermitage Avenue, Chicago, Illinois 60636 ("Primary Residence").

This conveyance is subject to the express conditions that: (1) Grantee shall not convey, assign or otherwise transfer the Property except in conjunction with the sale of the real estate on which Grantee's Primary Residence is located; (2) the Property shall be improved with landscaped open space within six (6) months of the date of conveyance of the Property, which shall mean the planting and maintenance of lawn grass, or cultivated ornamental shrubs, plants or trees, or a combination thereof; (3) the construction of any permanent improvements on the Property, excluding only improvements made by Grantee on the Property that constitute an integrated addition to Grantee's Primary Residence, or a garage appurtenant thereto, are prohibited; and (4) Grantee shall maintain the Property in accordance with the provisions of the aforesaid Ordinance and the Municipal Code of Chicago, including Ch. 2-159 (Adjacent Neighbors Land Acquisition Program). These conditions shall run with the land and be in full force and effect for a period of ten (10) years from the date of this deed.

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2021

REAL ESTATE TRANSFER TAX	01-Sep-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

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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 2-44-180 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 (collectively, the "Conditions") or the suitability of the Property for any purpose whatsoever. 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. 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. 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. Grantee acknowledges that soils in Chicago are frequently impacted by historic environmental contamination and there ore must be properly managed to avoid adverse effects on human health and the environment.

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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 May, 2020.

ATTEST:

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

Andrea M. Valencia
Andrea M. Valencia, City Clerk

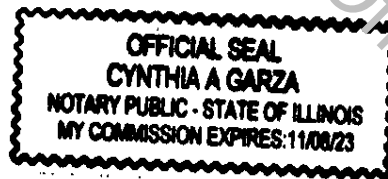
By: Lori E. Lightfoot
Lori E. Lightfoot, Mayor

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 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, the 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 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 May 13, 2020.

Cynthia A. Garza
Notary Public



THIS INSTRUMENT WAS PREPARED BY: City of Chicago
Department of Planning and Development
Real Estate Division
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602

MAIL DEED AND SUBSEQUENT TAX BILLS TO:

Andre M. Smith
6638 South Hermitage Avenue
Chicago, Illinois 60636

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EXHIBIT A

Bidder: Andre M. Smith
Bidder's Address: 6638 South Hermitage Avenue, Chicago, Illinois 60636
Bid Amount: \$1,000.00
Appraised Value: \$3,700.00

Legal Description:

Lot 15 and North 5 Feet of Lot 16 in Block 61 in Drexel Park a Subdivision of the East ¼ of the North ½ of Section 19, Township 38 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Address: 6636 South Hermitage Avenue
Chicago, Illinois 60636

Property Index Number: 20-19-228-032-0000

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 the 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,

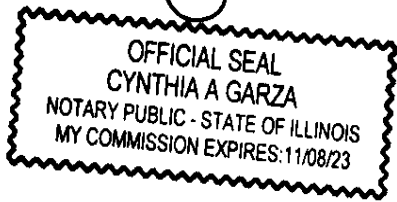
by:

Dated May 13, 2020

Signature [Handwritten Signature]

Subscribed and sworn to before me this 13 day of May, 2020

[Handwritten Signature]
Notary Public



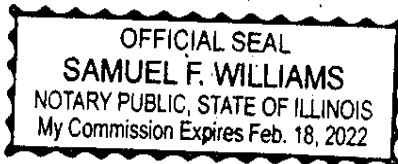
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity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

Dated 6/18/, 2020

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 18th day of JUNE, 2020

[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.)

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REAL ESTATE TRANSFER TAX

02-Feb-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-19-228-032-0000 | 20200501683880 | 0-898-360-336

Property of Cook County Clerk's Office