

# UNOFFICIAL COPY



\*2106919034D\*

Doc# 2106919034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2021 03:10 PM PG: 1 OF 6

## QUIT CLAIM DEED

### MAIL RECORDED DEED TO:

Caitlyn Sharrow  
Denzin Soltanzadeh LLC  
190 S. LaSalle, Suite 2160  
Chicago, IL 60603

### MAIL FUTURE TAX STATEMENTS TO:

Forest Preserves of Cook County  
69 W. Washington St, Suite 2010  
Chicago, IL 60602

THE GRANTORS: **County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ONE and NO/100 dollars (\$1.00) and other good and valuable consideration, in hand paid, does hereby CONVEY and QUIT CLAIM to GRANTEE: **Forest Preserve District of Cook County, Illinois, an Illinois special district**, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**Legal Description:** LOT 26, 27, AND 28 (EXCEPT THE NORTH 12.5 FEET THEREOF) OF BLOCK 8, IN RIVERSIDE LAWN SUBDIVISION IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

**Permanent Index Number (PIN):** 15-36-313-030-0000

**Address of Real Estate:** 3805 Gladstone Ave., Riverside, IL 60546 — *unincorporated*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises subject only to the covenants, conditions and restrictions of record, and general real estate taxes not yet due and payable, including the attached DEED RESTRICTION which provides Grantor the right to retake title in the event Grantee ceases to exist or loses its eligible status, as described in paragraph 1(d) of the Deed Restriction.

DATED this 5th day of March, 2021.

**COUNTY OF COOK, A BODY POLITIC AND CORPORATE,  
D/B/A COOK COUNTY LAND BANK AUTHORITY**

*Robert Rose by Caitlyn Sharrow*  
**Robert Rose, by Caitlyn Sharrow as attorney in fact**

### REAL ESTATE TRANSFER TAX

10-Mar-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

15-36-313-030-0000

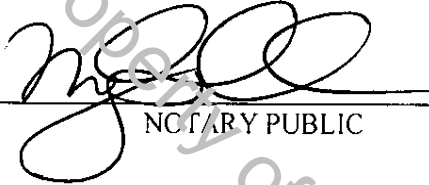
20210301657310 | 0-697-954-832

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Caitlyn Sharrow, with Power of Attorney for **Robert Rose, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, 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 acknowledged that he signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County Land Bank and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 5th day of March, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

IMPRESS SEAL HERE



NAME and ADDRESS OF PREPARER:

Denzin Soltanzadeh, LLC  
190 S. LaSalle Street, Suite 2160  
Chicago, Illinois 60603

COOK COUNTY-ILLINOIS TRANSFER  
STAMP:  
EXEMPT UNDER PROVISIONS OF 35  
ILCS 200/31-45, PARAGRAPH (b), REAL  
ESTATE TRANSFER ACT

DATE: March 5, 2021

  
\_\_\_\_\_  
Signature of Seller or Representative

# UNOFFICIAL COPY

## EXHIBIT A

### DEED RESTRICTION

WHEREAS, the Metropolitan Water Reclamation District of Greater Chicago ("District"), as authorized by the Metropolitan Water Reclamation District Act (70 ILCS 2605/1 *et seq.*), administers a Flood-Prone Property Acquisition Program ("Program");

WHEREAS, the Program provides a process for units of local government to apply to the District for funds to assist in acquiring interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of such property as open space in perpetuity for the conservation of natural floodplain functions;

WHEREAS, the Cook County Land Bank Authority ("Land Bank"), acting through the Land Bank's Board of Directors, has applied for, and has been awarded, District funds, pursuant to an Intergovernmental Agreement with the District for the Acquisition, Conversion To and Maintenance of Open Space of Certain Flood Prone Parcels Located Along the Des Plaines River in an Unincorporated Area Known as Riverside Lawn ("Intergovernmental Agreement") to carry out the Project described therein;

WHEREAS, the terms of the Program require that the Land Bank agree to conditions that restrict the use of the land to public open space in perpetuity;

Now, therefore, the grant is made subject to the following conditions:

1. Terms. Pursuant to the terms of the Intergovernmental Agreement by and between the Land Bank and the District, the following conditions and restrictions shall apply in perpetuity to the parcel described in the attached deed (the "Parcel(s)") and acquired by the Land Bank for open space:
  - a. Compatible uses. The Parcel shall be dedicated and maintained in perpetuity as open space for the preservation and conservation of natural floodplain functions. Such uses may include, but are not necessarily limited to: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with the Project.
  - b. Structures. No new structures or improvements shall be erected on the Parcel other than:
    - i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;
    - ii. A public rest room; or
    - iii. A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described

# UNOFFICIAL COPY

in Paragraph 1(a), above.

Any improvements on the Parcel shall be in accordance with proper floodplain management policies and practices. Structures built on the Parcel according to paragraph (b) of this section shall be floodproofed or elevated to at least the base flood level plus one foot of freeboard, or greater, if required by the Federal Emergency Management Agency ("FEMA"), the District, or if required by any State, Tribal, County or local ordinance, and in accordance with criteria established by the FEMA Administrator.

- c. Disaster Assistance and Flood Insurance. No Federal entity or source may provide disaster assistance for any purpose with respect to the Parcel, nor may any application for such assistance be made to any Federal entity or source.
- d. Transfer/Sale. Any subsequent transfer or sale of the Parcel, by the Land Bank or any subsequent owner, representative or assign ("Successor in Interest"), must comply with this deed restriction. For any proposed transfer or sale, the District must give prior written approval, in accordance with the following requirements:
- i. The Land Bank, or any Successor in Interest, may convey a property interest to the United States or any agency of the federal government, an agency of the State, or to a unit of local government. Conveyance of any property interest must reference and incorporate this original deed restriction, and it must incorporate a provision for the property interest to revert to the Land Bank in the event that the transferee ceases to exist or loses its eligible status.
  - ii. The request by the Land Bank, or any Successor in Interest, to transfer or sell the Parcel must include a signed statement from the proposed transferee in which it acknowledges and agrees to be bound by the terms of this deed restriction.
2. Inspection. The District, its representatives and assigns shall have the right to enter upon the Parcel, at reasonable times and with reasonable notice, for the purpose of inspecting the Parcel to ensure compliance with the terms of this deed restriction, the Parcel conveyance and the terms of the Intergovernmental Agreement.
3. Monitoring and Reporting. Every three years on July 1, beginning in 2016, the Land Bank, or the current Successor in Interest, shall submit to the District a report certifying that the Land Bank or Successor in Interest has inspected the Parcel within the month preceding the report, and that the Parcel continues to be maintained consistent with this Deed Restriction and the Intergovernmental

# UNOFFICIAL COPY

Agreement.

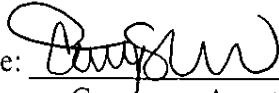
4. Enforcement. The current owner of record of the Parcel, whether it is the Land Bank, or its Successor in Interest, is responsible for taking measures to bring the Parcel back into compliance if the Parcel is not maintained in accordance with the terms of this deed restriction. The relative rights and responsibilities of the Land Bank or subsequent holders of the property interest at the time of enforcement shall include the following:
  - a. The District shall notify the current owner or record in writing of any violations and advise them that they have 60 days to correct the violation(s).
    - i. If the owner of record fails to demonstrate a good faith effort to come into compliance with the terms of the Agreement within the 60-day period, the District, its representatives, and assignees may enforce the terms of the deed restriction by taking any measures it deems appropriate, including but not limited to one or more of the following:
      - a) Requiring transfer of title from the owner of record back to the Land Bank. The owner of record shall bear the costs of bringing the Parcel back into compliance with the terms of the Agreement; or
      - b) Bringing an action at law or in equity in a court of competent jurisdiction against the current owner of record. The owner of record shall pay all reasonable attorneys' fees.
5. Perpetual/Permanent Easement in favor of the District. The Land Bank, or any Successor in Interest, acknowledges that in the future, the District may require use of the purchased Parcel for the purpose of constructing a flood control project, including, but not limited to, reservoirs, floodwalls, levees, bio-retention systems, porous pavement, bioswales, constructed wetlands, underground storage, and conveyance improvements. To that end, this deed restriction, which is applicable to the Land Bank and any Successor in Interest, shall constitute a perpetual and permanent easement in favor of the District for any and each of the above-referenced items contained herein.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: March 5, 2021

Signature:   
Grantor or Agent

SUBSCRIBED and SWORN to before me


This 5th day of March, 2021.

  
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 and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 5, 2021

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me

This 5th day of March, 2021.

  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)