

UNOFFICIAL COPY



Doc# 2126617040 Fee \$88.00

QUITCLAIM DEED

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/23/2021 02:13 PM PG: 1 OF 5

Chicago Title
QC HI 200121LFE

4 of 4 CT

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of local government having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), for and in consideration of \$1, conveys and quitclaims, pursuant to an ordinance adopted by the City Council of the City of Chicago on April 24, 2020, and published at pages 15232 through 15295 in the Journal of the Proceedings of the City Council of the City for such date, all interest in the real property legally described and identified on Exhibit A attached hereto, to Our Revival Chicago, LLC, an Illinois limited liability company, whose offices are located at c/o Our Revival, LLC, 2812 South Hillcock Avenue, Chicago, IL 60608 ("Grantee"). Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

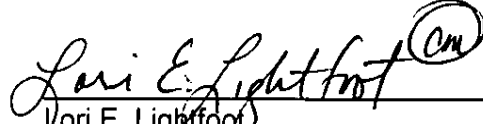
- (a) covenants and restrictions set forth in this deed and that certain Ramova Theater Redevelopment Agreement dated as of September 2, 2021, by and between the City and the Grantee and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on September 1, 2021, as document # 2126057010;
- (b) the City's redevelopment plan for the 35th/Halsted Tax Increment Financing Redevelopment Project Area, until such redevelopment plan expires;
- (c) the standard exceptions in an ALTA title insurance policy;
- (d) general real estate taxes and any special assessments or other taxes;
- (e) all easements, encroachments, covenants and restrictions of record and not shown of record;
- (f) such other title defects that may exist; and
- (g) any and all exceptions caused by the acts of the Grantee or its agents.

[signature page follows]

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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, by the Mayor and City Clerk, on or as of the 17th day of JUNE, 2021.


CITY OF CHICAGO,
an Illinois municipal corporation



Lori E. Lightfoot
Mayor



ATTEST:


Andrea M. Valencia,
City Clerk

Approved as to form (except for legal description):


Lisa Misher,
Deputy Corporation Counsel

REAL ESTATE TRANSFER TAX		21-Sep-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-32-404-026-0000 20210801654627 1-762-009-232		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Sep-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-32-404-026-0000 20210801654627 1-608-523-920		

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.

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EXHIBIT A
Legal Description – Disposition Parcels

PARCEL I:

THAT PART OF LOTS 4 TO 8 IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE EAST AT RIGHT ANGLES THERETO 95.09 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 98.69 FEET; THENCE EAST AT RIGHT ANGLES THERETO 54.91 FEET TO A POINT ON THE EAST LINE OF LOT 7 AFORESAID 32.38 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8 AFORESAID 32.38 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE WEST ALONG THE SOUTH LINE OF LOT 8 AFORESAID TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOTS 4 TO 8 AFORESAID TO THE NORTHWEST CORNER OF LOT 4, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-32-404-026-0000

Common address: 3518 South Halsted Street, Chicago, Illinois

PARCEL II:

LOT 9 IN BLOCK 1 IN SUBDIVISION BY GEORGE W. GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-32-404-019-0000

Common address: 3520 South Halsted Street, Chicago, Illinois

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STATEMENT BY GRANTOR AND GRANTEE

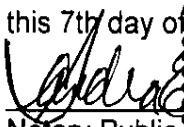

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 one of its attorneys:


Dated June 7, 2021

Signature 
Kalpana Plomin
Assistant Corporation Counsel

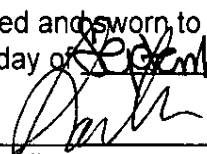
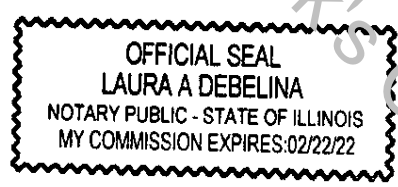
Subscribed and sworn to before me
this 7th day of June, 2021


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 September 7, 2021 Signature 
Grantee or Agent

Subscribed and sworn to before me
this 7 day of September, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)