2126617648

QUITCLAIM DEED

Chicago Title

40F4 CT

Doc# 2126617040 Fee \$88.00

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

(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 Hillock 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 Control 2 2021, by and between the City and the Grantee and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, or 2021, as document #2120057010;
- (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]

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 100 day of ______, 2021.

CITY OF CHICAGO,

an Illinois municipal corporation

Kori E. Lig Mayor

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.

OUN	L C/O/H		
į	REAL ESTATE TRANSFER	TAX	21-Sep-2021
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
-	17-32-404-026-0000	20210801054327	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.

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 Celia Maza, personally known to me to be the Acting 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 Acting 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 7th day of June, 2021.

NOTAR

OFFI

SANDRA

NOTARY PUBLIC

MY COMMISSI

NOTĂRY PUBLIC

OFFICIAL SEAL
SANDRA E FOREMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/14/31

THIS INSTRUMENT WAS PREPARED BY:
Kalpana Plomin
Assistant Corporation Counsel
Department of Law, Real Estate and Land Use Division
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
312-744-1041

MAIL DEED AND TAX BILLS TO: Our Revival Chicago, LLC 1030 West Chicago Avenue, Suite 300 Chicago, Illinois 60642

EXHIBIT A <u>Legal Description – Disposition Parcels</u>

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 1 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-+04 026-0000

Common address: 3518 South Halsted Street, Chicago, Illinois

PARCEL II:

LOT 9 IN BLOCK 1 IN SUBDIVISION BY GEORGE V. 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. Contion Office

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

Common address: 3520 South Halsted Street, Chicago, Illinois

UNOFFICIAL CC

STATEMENT BY GRANTOR AND GRANTEE

The granter 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

Assistant Corporation Counsel

Subscribed and swom to before me

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 busines acquire and hold title to real estate under the laws of the State of Illinois.

Signature

Gran e or Agent

Subscribed and sworn to before me

L day g

Notary Public

OFFICIAL SEAL LAURA A DEBELINA

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/22/22

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)