

# UNOFFICIAL COPY

## QUITCLAIM DEED (Vacant Land)

CC# 12104001 LA  
LKE



loc# 2135028044 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2021 02:50 PM PG: 1 OF 6

(The Above Space for Recorder's Use Only)

**THE 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 (“**Grantor**”), for and in consideration of Four and No/100 Dollars (\$4.00), conveys and quitclaims all interest in the real property legally described and identified on **Exhibit A** attached hereto (“**Property**”), pursuant to an ordinance adopted by the City Council of the City on September 14, 2021, and published in the Journal of Proceedings of the City Council for such date at pages 34598 through 34775, to Generations Housing Initiatives, an Illinois not-for-profit corporation (“**Grantee**”), which has a business address of c/o The Habitat Company, 350 W. Hubbard Street, Suite 500, Chicago, Illinois 60654.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the Redevelopment Plan for the 47<sup>th</sup> and King Drive Redevelopment Project Area; (b) the standard exceptions in an ALTA title insurance policy; (c) all general real estate taxes and any special assessments or other taxes; (d) all easements, encroachments, covenants and restrictions of record and not shown of record; (e) such other title defects as may exist; and (f) any and all exceptions caused by the acts of Grantee or its agents.

Further, without limiting the generality of the foregoing, this deed is made and executed upon, and is subject to Grantee’s compliance with, the terms, covenants and conditions set forth in the 43 Green—Phase I Redevelopment Agreement by and between Grantor, Grantee, 43 Green JV, LLC, a Delaware limited liability company, and 43<sup>rd</sup> and Calumet Phase I LP, a Delaware limited partnership, dated of even date herewith, and recorded in the Cook County Clerk’s Office (the “Redevelopment Agreement”), the terms of which are incorporated herein by reference as if fully set forth herein, and which are a part of the consideration for the Property and to be taken and construed as running with the land for the applicable periods set forth in the Redevelopment Agreement and binding on Grantee and Grantee’s successors and assigns.

*(Signature Page Follows)*

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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 16th day of December, 2021.

ATTEST:

Andrea M. Valencia  
Andrea M. Valencia, City Clerk

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

By: Lori E. Lightfoot  
Lori E. Lightfoot, Mayor, as executed by Celia Meza pursuant to proxy

Celia Meza  
Signature of Celia Meza

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 Celia Meza, 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, or her authorized designee, both personally known to me to be the same people 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 December 16, 2021.

Sandra E. Foreman  
Notary Public



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THIS INSTRUMENT WAS PREPARED BY: MAIL DEED AND SUBSEQUENT TAX  
BILLS TO:

City of Chicago  
Department of Law  
Real Estate and Land Use Division  
121 North LaSalle Street, Room 600  
Chicago, Illinois 60602

Generations Housing Initiatives  
c/o The Habitat Company  
350 W. Hubbard Street, Suite 500  
Chicago, Illinois 60654  
Attn: Cristina Vera

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).

*Julie Bengtson*  
12/16/2021

REAL ESTATE TRANSFER TAX	16-Dec-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

20-03-304-024-0000 | 20211201670077 | 1-221-733-008

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 25 TO 28 INCLUSIVE IN HONORE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 29 THROUGH 32, BOTH INCLUSIVE, IN H. H. HONORE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 20-03-304-024-0000  
20-03-304-025-0000  
20-03-304-026-0000  
20-03-304-044-0000

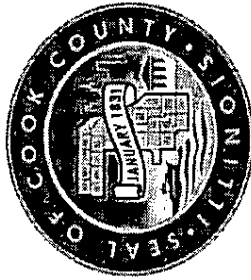
Addresses: 321 E. 43rd Street  
4310-14 South Calumet Avenue  
Chicago, Illinois 60653

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Dec-2021



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

20-03-304-024-0000

20211201670077

1-052-584-592

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

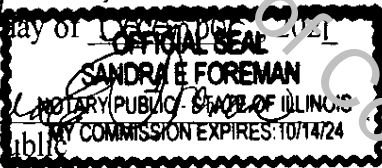
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 12/15, 2021

Signature Lisa Mishu

Subscribed and sworn to before me  
this 15<sup>th</sup> day of December, 2021

Sandra E Foreman  
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 Dec 16, 2021

Signature Cristina Vlsa  
Grantee or Agent

Subscribed and sworn to before me  
this 16<sup>th</sup> day of December, 2021

Lori Francine Chacos  
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)