

UNOFFICIAL COPY

UPON RECORDATION
RETURN TO:

Applegate & Thorne-Thomsen, P.C.
425 S. Financial Place, Suite 1900
Chicago, Illinois
Attention: Nicholas Brunick



loc# 2135028045 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 5

Property of Cook County Clerk's Office
CHI 21010740
RAE

QUITCLAIM DEED

For the consideration of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Generations Housing Initiatives, an Illinois not-for-profit corporation ("**Grantor**"), does hereby convey and quitclaim to 43rd and Calumet Phase I LP, an Illinois limited partnership ("**Grantee**"), all of Grantor's interest in the real property legally described on Exhibit A attached hereto, together with all of Grantor's interest in any improvements located or constructed thereon, as well as Grantor's interest in any and all easements, tenements, hereditaments and appurtenances, rights and privileges thereunto belonging or in anywise appertaining and together with all right, title and interest in and to any streets, roads, alleys or other public way, and any strips and rights-of-way adjoining such real property ("**Property**").

Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

- (a) the standard exceptions in an ALTA title insurance policy;
- (b) general real estate taxes and any special assessments or other taxes;
- (c) all easements, encroachments, covenants and restrictions of record and not shown of record;
- (d) such other title defects that may exist; and
- (e) 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, 43rd and Calumet Phase I LP, a Delaware limited partnership, and 43 Green JV, LLC, a Delaware limited liability company, 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 TO FOLLOW]

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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

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.

PIN Nos:

20-03-304-024-0000

20-03-304-025-0000

20-03-304-026-0000

20-03-304-044-0000

Commonly known as:

321 E 43rd Street, Chicago, IL 60653

4310 S Calumet Avenue, Chicago, IL 60653

4312 S Calumet Avenue, Chicago, IL 60653

4314 S Calumet Avenue, Chicago, IL 60653

| REAL ESTATE TRANSFER TAX | | 16-Dec-2021 |
|---|-----------------|-------------|
|  | CHICAGO: | 3.75 |
| | CTA: | 0.00 |
| | TOTAL: | 3.75 * |
| 20-03-304-024-0000 20211201669664 1-550-305-936 | | |
| * Total does not include any applicable penalty or interest due. | | |



CHICAGO: 3.75
CTA: 0.00
TOTAL: 3.75 *

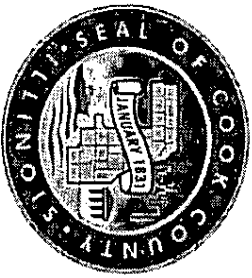
20-03-304-024-0000 | 20211201669664 | 1-550-305-936

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

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REAL ESTATE TRANSFER TAX

16-Dec-2021



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

20-03-304-024-0000

20211201669664

2-087-176-848

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its 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, 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 December 15, 2021 Signature: Bridget A. White

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THIS 15th DAY OF December, 2021.



Notary Public Mary A. Nealy

The grantee or its 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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 15, 2021 Signature: Bridget A. White

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THIS 15 DAY OF December, 2021



Notary Public Mary A. Nealy

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.

[Attached 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.]