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

OOK COUNTY CLERK

ATE: 12/16/2021 02:50 PM PG: 1 OF 5

CHIZIOI ATHLO

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 1 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]

2135028045 Page: 2 of 5

UNOFFICIAL C

IN WITNESS WHEREOF, Grantor has executed this instrument this [147] day of December, 2021.

GRANTOR:

GENERATIONS HOUSING INITIATIVES.

an Illinois not-for-profit corporation

By: \ Name: Cristina Vera

Executive Director Its:

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for the above County and State, do hereby certify that Cristina Vera, the Executive Director of Generations Housing Initiatives, an Illinois not-forprofit corporation, personally known to the to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal on

Commission expires _

OFFICIAL SEAL

ADRIANA ADAMSKI NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Feb 17 2025

Exempt under provisions 35 ILCS sec. 200/31-45 Paragraph B, Cook County Transfer Tax Ordinance Paragraph B, Chicago Real Property Transfer Tax Municipal Code Section 3-33-060(B)

Signature of Authorized Party

Date: De combec 16, 2021

SEND SUBSEQUENT TAX BLL/S TO:

Generations Housing Initiatives 350 West Hubbard Street, Suite 500 Chicago, Illinois 60654

2021.

Notary Public

Attention: Cristina Vera

2135028045 Page: 3 of 5

UNOFFICIAL CC

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 28 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

1-0000			
5-0000			
5-0000			
-0000	0/		
own as:	TCO,		
eet, Chicago, IL	60653	5.	
et Avenue, Chica	go, IL 60653	11/	
et Avenue, Chica	go, IL 60653		
et Avenue, Chica	•	()	>
,		(6	
			4,
REAL ESTATE TRANSFER TAX 16-Dec-2021			· '\C
653	CHICAGO:	3.75	
	CTA:	0.00	U _X C _x
	TOTAL:	3.75 *	
	0 20211201669664	=	10-
*Total does not inclu	de any applicable pen	alty or interest due.	~
		-	9

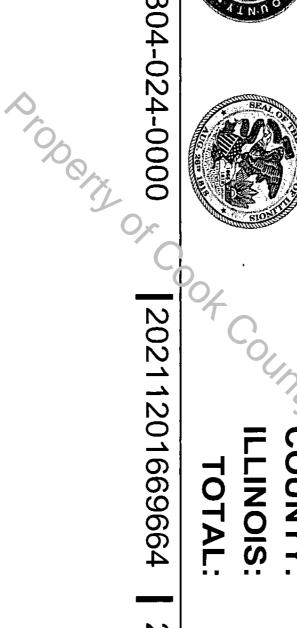
2135028045 Page: 4 of 5

REAL ESTATE TRANSFER TAX



20-03-304-024-0000





16-Dec-2021

ILLINOIS:

COUNTY: Clart's Office

0.00

2-087-176-848

2135028045 Page: 5 of 5

UNOFFICIAL COPY

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 SALD

THIS 15th DAY Or December, 2021

Notary Public Many

OFFICIAL SEAL
MARY A NEALY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/02/24

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. Whete

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID

THIS 15 DAY OF December, 2021

Notary Public

OFFICIAL SEAL MARY A NEALY

NOTARY PUBLIC - STATE OF IL .INON MY COMMISSION EXPIRES:10/02/24

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.]