

QUITCLAIM DEED
Corporation Grantor

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Doc# 2303829085 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/07/2023 03:15 PM PG: 1 OF 7

Prepared By:
Cherie Strong
Senior Assistant General Counsel
Chicago Housing Authority
Office of the General Counsel
60 E. Van Buren Street
Chicago, Illinois 60605
41070284 (6 OF 25)

THE CHICAGO HOUSING AUTHORITY, a municipal corporation, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Commissioners of said corporation, CONVEYS AND QUITCLAIMS to **GAINES HOUSING DEVELOPMENT LLC**, an Illinois limited liability company ("Grantee"), 60 East Van Buren Street, Chicago, Illinois 60605, **the buildings and all improvements thereto, situated in the County of Cook in the State of Illinois, now located on the land legally described in Exhibit A, attached hereto and made a part hereof.**

THIS DEED DOES NOT CONVEY ANY INTEREST IN SAID LAND.

SUBJECT TO: matters set forth in Exhibit B, attached hereto and made a part hereof, and general real estate taxes for the year 2022 and subsequent taxes.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chief Executive Officer, Tracey Scott, as of this 7 day of February, 2023.

REAL ESTATE TRANSFER TAX		07-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-14-118-002-0000 | 20230201646981 | 1-787-549-520
* Total does not include any applicable penalty or interest due.

CHICAGO HOUSING AUTHORITY,
an Illinois municipal corporation

By: Tracey Scott
Tracey Scott
Chief Executive Officer

REAL ESTATE TRANSFER TAX		07-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-14-118-002-0000 | 20230201646981 | 0-412-833-616

S Y
P 7
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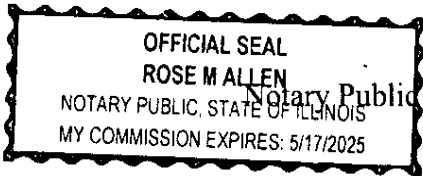
UNOFFICIAL COPY

ATTEST: *Lee Chuc-Gill*
Lee Chuc-Gill, Custodian/Keeper of Records

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 Tracey Scott, Chief Executive Officer, of the Chicago Housing Authority, a municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the latter officer also then and there acknowledged that he, as custodian of the corporate seal of said corporate, affixed the same to the foregoing instrument as his free and voluntary act of the Chicago Housing Authority.

GIVEN under my hand and notarial seal this 18th day of January, 2023



Rose M. Allen

This transfer is exempt under the provisions of 35 ILCS 200/31-45(b)(1) of the Illinois Real Estate Transfer Tax Law; Sec. 74-106(2) of the Cook County Code; and Sec. 5-33-060(B) of the Municipal Code of Chicago

THIS INSTRUMENT WAS PREPARED BY:
Cherie Strong
Senior Assistant General Counsel
Chicago Housing Authority
Office of the General Counsel
60 E. Van Buren Street, 12th Floor
Chicago, Illinois 60605

MAIL DEED AND TAX BILLS TO:
Chicago Housing Authority
60 E. Van Buren St., 12th Floor
Chicago, Illinois 60605
Attn: Chief Legal Officer
Re: Gaines Housing Development LLC

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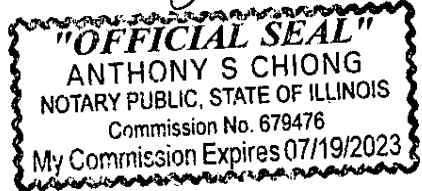
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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: February 7, 2023 [Signature]
Signature

Subscribed to and sworn before me this 7 day of February 2023.

[Signature]
Notary Public

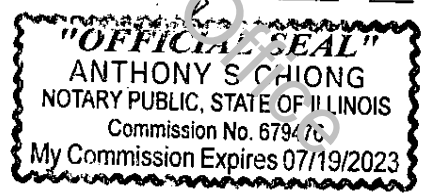


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: February 7, 2023 [Signature]
Signature

Subscribed to and sworn before me this 7 day of February 2023.

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)

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EXHIBIT A

LEGAL DESCRIPTION

(Upper Parcel)

BIN 1 PARCEL LEGAL DESCRIPTION

That part of the Southeast Quarter of the Northwest Quarter of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian described as follows:

Commencing at a point being the Southeast corner of Lot 8 in Block 2 in the Subdivision of the East Half of the Northwest Quarter of Section 14 aforesaid, lying South of Barry Point Road (now known as Fifth Avenue) (except the West 250 feet thereof); thence South 69 degrees 12 minutes 40 seconds West 15.06 feet, along the Southeasterly line of Lots 8 to 11 in said Block 2 to a point 91.88 feet Northeasterly of the Southwesterly corner of said Lot 11; thence South 88 degrees 38 minutes 50 seconds West 0.63 feet to the Point of Beginning; thence continuing South 88 degrees 38 minutes 50 seconds West 89.53 feet, to a point on the Southwesterly line of Lot 11 aforesaid, 30.00 feet Northwesterly of the Southwesterly corner of said Lot 11; thence South 88 degrees 17 minutes 41 seconds West 69.90 feet to a point on the Northeasterly line of Lot 1 in Block 3, said point being 97.15 feet Southeasterly of the Northeasterly corner thereof; thence South 88 degrees 42 minutes 50 seconds West 368.67 feet; thence North 01 degree 30 minutes 03 seconds West 42.45 feet to a point of intersection with the Northwesterly line of West Fifth Avenue, being a line 66 feet North westerly of and parallel with the Northwesterly line of Blocks 2 and 3 in the Subdivision of the East Half of the Northwest Quarter of Section 14 aforesaid; thence North 69 degrees 12 minutes 40 seconds East 479.36 feet, along said Northwesterly line of West Fifth Avenue to a point of tangency of the arc of a circle of 36.00 feet radius convex to the Southwest; thence Southwest, South and Southeast 117.66 feet along said curve through a central angle of 187 degrees 15 minutes 13 seconds, the chord of said curve bears South 24 degrees 24 minutes 23 seconds East 71.86 feet; thence South 20 degrees 49 minutes 06 seconds East 144.08 feet to the Point of Beginning, lying above an elevation of 110.99 feet, City of Chicago Datum, in Cook County, Illinois;

AND ALSO

That part of the property and space in the existing building known as 3700 West Congress Parkway, Chicago, Illinois, in the Southeast Quarter of the Northwest Quarter of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at a point being the Southeast corner of Lot 8 in Block 2 in the Subdivision of the East Half of the Northwest Quarter of Section 14 aforesaid, lying South of Barry Point Road (now known as Fifth Avenue) (except the West 250 feet thereof); thence South 69 degrees 12 minutes 40 seconds West 15.06 feet, along the Southeasterly line of Lots 8 to 11 in said Block 2 to a point 91.88 feet Northeasterly of the Southwesterly corner of said Lot 11; thence South 88 degrees 38 minutes 50 seconds West 0.63 feet; thence continuing South 88 degrees 38 minutes

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50 seconds West 89.53 feet, to a point on the Southwesterly line of Lot 11 aforesaid, 30.00 feet Northwesterly of the Southwesterly corner of said Lot 11; thence South 88 degrees 17 minutes 41 seconds West 69.90 feet to a point on the Northeasterly line of Lot 1 in Block 3, said point being 97.15 feet Southeasterly of the Northeasterly corner thereof; thence South 88 degrees 42 minutes 50 seconds West 368.67 feet; thence North 01 degree 30 minutes 03 seconds West 42.45 feet to a point of intersection with the Northwesterly line of West Fifth Avenue, being a line 66 feet Northwesterly of and parallel with the Northwesterly line of Blocks 2 and 3 in the Subdivision of the East Half of the Northwest Quarter of Section 14 aforesaid; thence North 69 degrees 50 minutes 58 seconds East 357.27 feet along said Northwesterly line of West Fifth Avenue to the Northerly extension of an exterior building wall of said building known as 3700 West Congress Parkway; thence South 01 degree 51 minutes 17 seconds East along said Northerly extension and exterior building wall, 87.22; thence Southerly along an interior building wall, 0.70 feet; thence Easterly along an interior building wall, 0.53 feet; thence Southerly along an interior building wall, 4.18 feet; thence Westerly along an interior building wall, 0.53 feet; thence Southerly along an interior building wall, 3.70 feet; thence Easterly along an interior building wall 1.00 feet to the Point of Beginning; thence Northerly along an interior building wall, 1.02 feet; thence Easterly along an interior building wall, 8.26 feet; thence Southerly along an interior building wall, 8.26 feet; thence Westerly along an interior building wall, 7.94 feet; thence Northerly along an interior building wall, 2.35 feet; thence Westerly along an interior building wall, 0.32 feet; thence Northerly along an interior building wall, 4.89 feet to the Point of Beginning, lying above an elevation of 22.68 feet, and below an elevation of 33.71 feet, City of Chicago Datum, in Cook County, Illinois.

AND ALSO

That part of the property and space in the existing building known as 3700 West Congress Parkway, Chicago, Illinois, in the Southeast Quarter of the Northwest Quarter of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at a point being the Southeast corner of Lot 8 in Block 2 in the Subdivision of the East Half of the Northwest Quarter of Section 14 aforesaid, lying South of Parry Point Road (now known as Fifth Avenue) (except the West 250 feet thereof); thence South 69 degrees 12 minutes 40 seconds West 15.06 feet, along the Southeasterly line of Lots 8 to 11 in said Block 2 to a point 91.88 feet Northeasterly of the Southwesterly corner of said Lot 11; thence South 88 degrees 38 minutes 50 seconds West 0.63 feet; thence continuing South 88 degrees 38 minutes 50 seconds West 89.53 feet, to a point on the Southwesterly line of Lot 11 aforesaid, 30.00 feet Northwesterly of the Southwesterly corner of said Lot 11; thence South 88 degrees 17 minutes 41 seconds West 69.90 feet to a point on the Northeasterly line of Lot 1 in Block 3, said point being 97.15 feet Southeasterly of the Northeasterly corner thereof; thence South 88 degrees 42 minutes 50 seconds West 368.67 feet; thence North 01 degree 30 minutes 03 seconds West 42.45 feet to a point of intersection with the Northwesterly line of West Fifth Avenue, being a line 66 feet Northwesterly of and parallel with the Northwesterly line of Blocks 2 and 3 in the Subdivision of the East Half of the Northwest Quarter of Section 14 aforesaid; thence North 69 degrees 50 minutes 58 seconds East 357.27 feet along said Northwesterly line of West Fifth

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Avenue to the Northerly extension of an exterior building wall of said building known as 3700 West Congress Parkway; thence South 01 degree 51 minutes 17 seconds East along said Northerly extension and exterior building wall, 87.22; thence Southerly along an interior building wall, 0.70 feet; thence Easterly along an interior building wall, 0.53 feet; thence Southerly along an interior building wall, 4.18 feet; thence Westerly along an interior building wall, 0.53 feet; thence Southerly along an interior building wall, 3.70 feet; thence Easterly along an interior building wall, 1.00 feet to the Point of Beginning; thence Northerly along an interior building wall, 1.02 feet; thence Easterly along an interior building wall, 8.29 feet; thence Southerly along an interior building wall, 7.51 feet; thence Westerly along an interior building wall, 3.01 feet; thence Southerly along an interior building wall, 1.30 feet; thence Westerly along an interior building wall, 1.55 feet; thence Southerly along an interior building wall, 0.17 feet; thence Westerly along an interior wall, 3.35 feet; thence Northerly along an interior building wall, 3.06 feet; thence Westerly along an interior building wall, 0.32 feet; thence Northerly along an interior building wall, 4.89 feet to the Point of Beginning, lying above an elevation of 33.71 feet, and below an elevation of 110.99 feet, City of Chicago Datum, in Cook County, Illinois.

Commonly known as:

3700 West Congress Parkway, Chicago, IL 60624

PINs:

16-14-118-026-0000

16-14-118-002-0000 (affects the land and other property)

16-14-118-001-0000 (affects the land and other property)

16-14-119-032-0000 (affects the land and other property)

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Exhibit B

Permitted Encumbrances

1. Partial Release of Declaration of Trust by the United States of America, Secretary of Housing and Urban Development
2. Declaration of Covenants, Conditions, Restrictions, Easements by Chicago Housing Authority
3. Ground Lease, by and between Chicago Housing Authority and Gaines Housing Development LLC [lower parcel]
4. Ground Lease, by and between Chicago Housing Authority and Gaines Housing Development LLC [upper parcel]
5. Quitclaim Deed from Chicago Housing Authority to Gaines Housing Development LLC [lower parcel]