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QUITCLAIM DEED (Vacant Land)



Doc# 2306122000 Fee \$88,00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2023 09:08 AM PG: 1 OF 8

(LH 2205 15) LA /of1

(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 chices at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for and in consideration of One Dollar (\$1.00), 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 July 21, 2021, and published in the Journal of Proceedings of the City Council for such date at pages 32933 through 32992, to GRIT CHICAGO, LLC, a Delaware limited inability company ("Grantee"), whose offices are located at 120 North Racine Avenue, Suite 1200, Chicago, Illinois 60607.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the redevelopment plan and project for the Bronzeville 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 (t) 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 Bronzeville Lakefront Agreement for the Sale and Redevelopment of Land by and between Grantor and Grantee dated as of January 11, 2022, and recorded in the Cook County Clerk's Office on January 12, 2022, as Document Number 2201219050 (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 on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of Feb (and | 28 , 2023.

ATTEST:

Andrea M. Valenciá, City Clerk

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

Proberty of County Clerk's Office

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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 February 28, 2023.

OFFICIAL SEAL
JULIE A BENGSTON
MOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/17/24

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

ED 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

GRIT Chicago, LLC 120 North Racine Avenue, Suite 1200 Chicago, Illinois 60607

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).

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EXHIBIT A

<u>LEGAL DESCRIPTION OF PROPERTY</u> (PARCEL 1.H.)

LOT 11 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2, RECORDED APRIL 17, 1959 AS DOCUMENT 17511645 AND PART OF VACATED E. 29TH PLACE PER PLAT OF VACATION RECORDED MARCH 15, 2022 AS DOCUMENT 2207416021, ALL IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 AND ITS SOUTHERLY EXTENSION, ALSO BEING THE SOUTHWESTERLY LINE OF S. COTTAGE GROVE AVENUE AS SHOWN ON DOCUMENT 161998 ANTE-FIRE, 480.33 FEET TO THE SOUTH LINE OF LOT 11; THENCE SOUTH 88 DEGREES 19 MINUTES 21 SECONDS WEST, ALONG SAID SOUTH LINE 350.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY 30.13 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RICHT, HAVING A RADIUS OF 19.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGI EES 02 MINUTES 56 SECONDS WEST, 27.07 FEET TO A POINT ON A NON TANGENT LINE, SAID LINE BEING THE WEST LINE OF SAID LOT 11 AND EAST LINE OF SOUTH VEKNON AVENUE; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE AND ITS NORTHERLY EXTENSION, 476.91 FEET TO A POINT ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINLE OF SAID LOT 11, SAID LINE ALSO BEING THE SOUTH LINE OF EAST 29TH PLACE DEDICATED BY DOCUMENT 17511645; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS FAST, ALONG SAID LAST DESCRIBED LINE, 228.10 FEET TO POINT ON THE SOUTHWESTERLY LINE OF SAID S. COTTAGE GROVE AVENUE; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, 34.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 167,314 SQUARE FEET OR 3.841 ACRES, MORE OR LESS.

ADDRESS: 2955 South Vernon Avenue, Chicago, Illinois 60616

PIN: 17-27-408-048-0000

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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.

Dated	Signature — Wicker Lisa Misher, Deputy Corporation Counsel, Agent for Grantor			
Subscribed and sworn to before me this 2 day of 2000 com, 2023 Notary Public	OFFICIAL SEAL JULIE A BENGSTON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/17/24			
The grantee or his agent affirms and verifics that the name of the grantee shown on the deed or assignment of beneficial interest in a land true, 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, 2023	Signature			
	Grantee or Agent for Grantee			
Subscribed and sworn to before me this day of, 2023				
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)

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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.

Dated, 2023.
Lisa Misher
Deputy Corporation Counsel
Subscribed and swo into before me this day of, 2023.
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Notary Public Ox
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.
GRIT Chicago, LLC, a Delaware limited liability company

Name: David Doig

Its: Authorized Signatory

City of Chicago, by one of its attorneys:

Subscribed and sworn to before me this 30 day of February, 2023

BETH HARRINGTON
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 21, 2025

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)

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Total does not include any applicable penalty or interest due.

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17-27-408-048-0000 REAL ESTATE TRANSFER TAX 20230201659052 | 0-749-535-056 Diff Clark's Office ILLINOIS: COUNTY: 0.00 0.00 0.00