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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

CLH# 220515) LP 10F1

CTJ JYrk

(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 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 liability 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 (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 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.

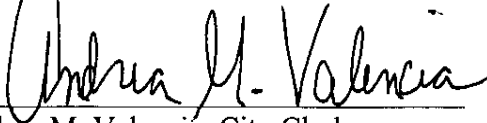
(Signature Page Follows)

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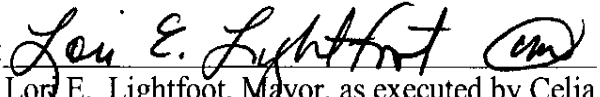
IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of February 28, 2023.

ATTEST:

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



Andrea M. Valencia, City Clerk

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

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY (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 RIGHT, HAVING A RADIUS OF 19.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGREES 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 VERNON 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 LINE 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 EAST, 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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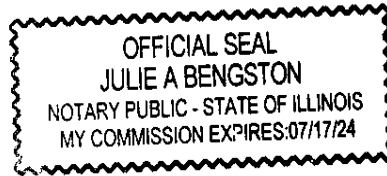
STATEMENT BY GRANTOR AND GRANTEE

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 2/24, 2023

Signature Lisa Misher
Lisa Misher, Deputy Corporation Counsel,
Agent for Grantor

Subscribed and sworn to before me
this 27th day of February, 2023



Julie A Bengston
Notary Public

The grantee or his 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 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.

City of Chicago, by one of its attorneys:
Dated _____, 2023.

Lisa Misher
Deputy Corporation Counsel

Subscribed and sworn to before me this ____ day of _____, 2023.

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.

GRIT Chicago, LLC, a Delaware limited liability company

By: _____
Name: David Doig
Its: Authorized Signatory

Subscribed and sworn to before me this 20th day of February, 2023.

Beth Harrington



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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REAL ESTATE TRANSFER TAX

01-Mar-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-27-408-0000 | 20230201659052 | 1-957-494-608

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

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REAL ESTATE TRANSFER TAX

01-Mar-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-27-408-048-0000 | 20230201659052 | 0-749-535-056