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Doc# 2317422015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2023 10:28 AM PG: 1 OF 7

QUITCLAIM DEED

(Vacant Land
Large Lots Program)

(The Above Space for Recorder's Use Only)

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 3-33-06(B).

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 (“**City**” or “**Grantor**”), for and in consideration of One Dollar (\$1.00), conveys and quitclaims all right, title and 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 January 15, 2020, to David Jaracz (“**Grantee**”), having a principal residence at 919 St. Stephens Green Circle, Oak Brook, Illinois 60523.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (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.

In addition, this conveyance is subject to the following terms, covenants and conditions which are a part of the consideration for the Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee’s heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. **Covenant to Own and Maintain Property for 5 Years.** The Property is being conveyed to Grantee under the City’s “Large Lot Program,” Chapter 2-157 of the Municipal Code of Chicago, and is subject to the express condition that Grantee shall (a) remain in title to the Property and (b) maintain the Property for a period of five (5) years commencing on the date of this Deed. Grantor shall have a right of reverter and may record a notice of default if Grantee fails to comply with this covenant.


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2. **Environmental Screening.** The City, acting through its Bureau of Environmental, Health and Safety Management in the Department of Assets, Information and Services (“**Department**”), has conducted a review (“**Limited Screening**”) of certain internal files and certain other publicly available records (“**Review Documents**”) in an effort to identify potential environmental concerns associated with the Property (“**Environmental Findings**”). Grantee acknowledges that Grantee has previously received a memo summarizing the Department’s Limited Screening, and that the City has made all Review Documents available to Grantee for inspection and copying upon request.
3. **Limited Nature of City’s Records Review.** Grantee acknowledges that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the Property, and that the City’s review of internal records and other information was limited. Grantee acknowledges that the Department’s Limited Screening may not have located all internal or publicly available documents relating to the condition of the Property, and that there may be other sources or types of contamination affecting the Property. Grantee acknowledges that the City is not obligated to locate all such documentation or perform a thorough environmental investigation.
4. **Historic Contamination of Urban Land.** Grantee acknowledges that soil and groundwater in urban areas, including Chicago, are frequently impacted by historic environmental contamination, such as: (a) buried demolition debris containing lead-based paint or asbestos, (b) underground heating oil tanks, (c) off-site migration of chemicals from surrounding property previously or currently used for gas stations, dry cleaners, or other commercial, industrial or manufacturing land uses, (d) unauthorized “fly” dumping, (e) nearby railroad operations, and (f) airborne deposit of lead and other contaminants from historic use of lead gasoline and polluting industrial or manufacturing uses. Grantee acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils.
5. **“As Is,” “Where Is” and “With All Faults” Conveyance.** Grantee acknowledges that Grantee has had an opportunity to inspect the Property and is relying solely upon Grantee’s own inspection and other due diligence activities in determining whether to acquire the Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the Property is being conveyed, and Grantee accepts the Property, in its “AS IS,” “WHERE IS” and “WITH ALL FAULTS” condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the Property or the suitability of the Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and

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remediation work necessary to put the Property in a condition which is suitable for its intended use.

- 6. **Release of City.** Grantee, on behalf of Grantee and Grantee's heirs, successors and assigns, and anyone claiming by, through or under any of them, hereby releases, relinquishes and forever discharges Grantor and its officers, employees, agencies, departments and officials, from and against any and all claims, demands, losses, damages, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the Property.
- 7. **Affordable Housing.** Grantee acknowledges that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (as hereafter amended, supplemented or replaced, the "**Affordable Requirements Ordinance**"), and therefore, that a future residential project on the Property may be subject to the requirements of the Affordable Requirements Ordinance.

REAL ESTATE TRANSFER TAX		22-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 -
16-23-125-005-0000 20230601654324 0-006-108-880		

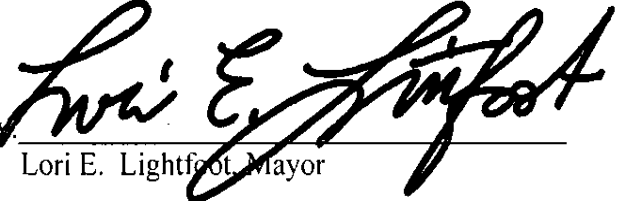
REAL ESTATE TRANSFER TAX		23-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-23-125-005-0000 20230601654324 0-686-208-720		

Seal of Cook County Clerk's Office

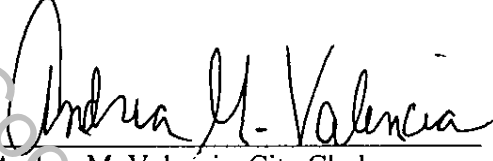
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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of February 17, 2023

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

By: 
Lori E. Lightfoot, Mayor

ATTEST:


Andrea M. Valencia, City Clerk

Property of Cook County Clerk's Office

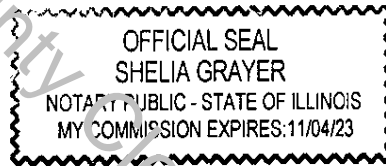
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Lori E. Lightfoot, personally known to me to be the Mayor of the City of Chicago, an Illinois municipal corporation (the "City"), 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 Mayor 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 17, 2022³

Shelia Grayer
Notary Public



THIS INSTRUMENT WAS
PREPARED BY:

City of Chicago Department of Law
Real Estate and Land Use Division
121 North LaSalle Street, Room 600
Chicago, Illinois 60602

MAIL DEED AND SUBSEQUENT TAX
BILLS TO:

DAVID JARACZ
919 St. Stephens Green Circle
Oak Brook IL
60523

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EXHIBIT A LEGAL DESCRIPTION

LOT 19 AND THE NORTH 12 1/2 FEET OF LOT 18 IN BLOCK 8 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1515 South Avers Avenue
Chicago, Illinois 60623

PIN: 16-23-125-005-0000

Property of Cook County Clerk's Office

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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.

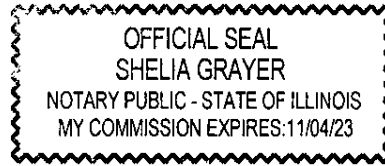
City of Chicago,
by its Department of Planning and Development:

Dated 2-17, 2023

Signature [Handwritten Signature]
Agent

Subscribed and sworn to before me
this 17th day of February, 2023

[Handwritten Signature: Shelia Grayer]
Notary Public



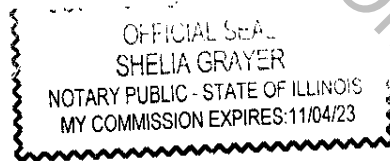
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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.

Dated 02-17, 2023

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
this 17th day of February, 2023

[Handwritten Signature: Shelia Grayer]
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)