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HC 14
Kouros



Doc# 232222004 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 09:54 AM PG: 1 OF 5

QUITCLAIM DEED

(Vacant Land -
Negotiated Sale for Open
Space)

(The Above Space for Clerk'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 3-33-060(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 Nineteen Thousand and No/100 (\$19,000.00), 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 ("**City Council**") on July 24, 2019, and published in the Journal of the Proceedings of the City Council for such date at pages 2458 through 2561, to **HALSTED/CANALPORT 1 L.P.**, an Illinois limited partnership ("**Grantee**"), having a principal business address at 1945 South Halsted Street, Chicago, Illinois 60616.

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):

This conveyance is subject to the express condition that: the Property is improved with landscaped open space within six (6) months of the date of this deed. In the event that the condition is not met, the City of Chicago may re-enter the Property and revest title in the City of Chicago. Grantee, at the request of the City of Chicago, covenants to execute and deliver to the City a


CC HD 2302202LA

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reconveyance deed to the Property to further evidence such reversion of title. This right of reversion in favor of the City of Chicago shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City of Chicago.

The Grantee acknowledges that if the Grantee develops the Property with a residential housing project, as defined under and that is subject to Section 2-44-080 of the Municipal Code of the City (the "2015 Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the 2015 Affordable Requirements Ordinance.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	10-Aug-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-21-314-026-0000 | 20230801691475 | 1-483-356-624
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	10-Aug-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-21-314-026-0000 | 20230801691475 | 2-001-877-456

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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 7/24, 2023.

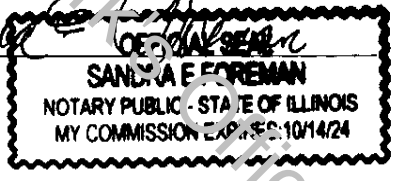
ATTEST: Andrea M. Valencia
Andrea M. Valencia, City Clerk

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government
By: Brandon Johnson *MEPJ*
Brandon Johnson, Mayor

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 Brandon Johnson, 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 7/24, 2023.

Andrea M. Valencia
Notary Public


THIS INSTRUMENT WAS PREPARED BY:

City of Chicago
Department of Planning and Development
Real Estate Division
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602

MAIL DEED AND SUBSEQUENT TAX BILLS TO:

Halsted/Canalport 1 L.P.
1945 South Halsted Street
Chicago, IL 60616

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 44 IN WEBSTER'S SUBDIVISION OF OUT LOT 2 IN BLOCK 40 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THAT PART OF THE SOUTHEAST QUARTER, LYING WEST OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 44, THENCE SOUTHEAST ALONG THE SOUTHWEST LINE OF SAID LOT 44, 64.11 FEET, THENCE NORTHEAST 80 DEGREES 06' 38" RIGHT FROM PREVIOUSLY DESCRIBED COURSE, 24.36 FEET TO A POINT ON THE NORTHEAST LINE, 59.85 FEET FROM THE NORTH CORNER OF SAID LOT 44; THENCE NORTHWEST ALONG SAID NORTHEAST LINE, 59.85 FEET TO SAID NORTH CORNER, THENCE SOUTHWEST ALONG THE NORTHWEST LINE OF SAID LOT 44, 24.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.034 ACRE OR 1488 SQUARE FEET, MORE OR LESS.

ADDRESS: 2012 South Canalport Avenue
Chicago, Illinois 60616

PIN: 17-21-314-026-0000 part 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.

Dated 8/8, 2023

Signature _____
Grantor or agent

Subscribed and sworn to before me this 8 day of August, 2023

Cynthia A. Garza
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.

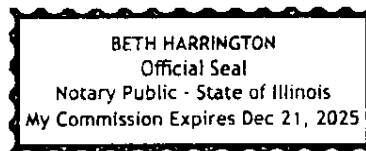
Halsted/Canalport 1, L.P.
By: Halsted/Canalport, LLC, its General Partner

Dated August 8, 2023

Signature _____
John Podmajersky, managing member of
Halsted/Canalport, LLC

Subscribed and sworn to before me this 8th day of August, 2023

Beth Harrington
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)