

# UNOFFICIAL COPY



Doc# 2415523055 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/3/2024 2:50 PM  
PAGE: 1 OF 9

## QUITCLAIM DEED

(Limited Improvements –  
Reclaiming Chicago  
Program)

(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 One and No/100 Dollars (\$1.00), conveys and quitclaims all right, title and interest of Grantor in the real property legally described and identified on Exhibit A attached hereto (the "City Lot"), pursuant to an ordinance adopted by the City Council of the City ("City Council") on October 27, 2021, and published in the Journal of the Proceedings of the City Council for such date at pages 40729 through 40773, to **RECLAIMING NORTH LAWDALE, LLC**, an Illinois limited liability company, having offices at 1000 E. 111th Street 10th Fl. Chicago, IL 60628 (together, "Grantee").

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) easements, encroachments, covenants, restrictions and liens of record and not shown of record; (d) such other title defects as may exist; and (e) any and all exceptions caused by the acts of the Grantee or its agents.

This conveyance is also subject to the following conditions and covenants which are a part of the consideration for the City Lot, and which are to be taken and construed as running with the land and binding on Grantee and Grantee's successors and assigns. Except as otherwise defined herein, all capitalized words shall have the meanings given to such words in that certain Redevelopment Agreement Reclaiming Chicago, between Grantor and Grantee recorded on even date herewith (the "Agreement").

S V  
P 9  
S V-1  
SC V  
INTER

23009373LP 2/2 MW

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**SEVENTH:** Grantee shall not discriminate based upon race, color, religion, sex, national origin or ancestry, age, disability, sexual orientation, gender identity, military status, parental status or source of income in the design, marketing and sale of any Home.

**EIGHTH:** Grantee, on behalf of itself and its officers, directors, employees, successors, assigns and anyone claiming by, through or under any of them, shall release, relinquish and forever discharge Grantor from and against any and all Losses arising out of or in any way connected with, directly or indirectly, the environmental matters defined as Released Claims in Section 8.1 of the Agreement, in accordance with the terms and conditions of said Section 8.1.

The covenants numbered **FIRST** and **SECOND** shall terminate on the date Grantor issues the Certificate for the City Lot. The covenants numbered **THIRD**, **FOURTH** and **FIFTH** shall terminate on the date when both of the following have occurred: a) Grantor has issued the Certificate for the City Lot and b) the City Lot has been conveyed to a homebuyer in accordance with Section 4.5(d) of the Agreement. The covenant numbered **SIXTH** shall terminate on the date the applicable redevelopment plan expires. The covenants numbered **SEVENTH** and **EIGHTH** shall be perpetual and shall have no limitation as to time.

In the event that prior to the issuance by Grantor of the Certificate for the City Lot, there is an Event of Default in any manner as described in Section 6.2 of the Agreement and Grantee does not cure or remedy the Event of Default within the time provided for in the Agreement, Grantor may exercise any and all rights and remedies available to it at law or in equity, including the right to record the Reconveyance Deed and revert title to the City Lot in the City in accordance with the terms of the Agreement; provided that (a) the recording of the Reconveyance Deed and the reversion of title in Grantor shall not defeat, render invalid, or limit in any way, the lien of any mortgage authorized by the Agreement, and (b) after the issuance of a Certificate for the City Lot, the City's right to revert title in the City pursuant to the Reconveyance Deed shall no longer be enforceable with respect to that Home.

*(Signatures Appear on the Following Page)*

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**FIRST:** Except as otherwise provided in the Agreement, Grantee shall commence construction of the Home on the City Lot in accordance with Sections 4.1 and 4.6 of the Agreement.

**SECOND:** Grantee shall complete the Home on the City Lot (as evidenced by the issuance of the Certificate) in accordance with the final Working Drawings and Specifications and all terms and conditions of the Agreement.

**THIRD:** Prior to the City's issuance of the Certificate for the City Lot and its conveyance to a homebuyer in accordance with Section 4.5(d) of the Agreement, neither Grantee nor any successor in interest to the City Lot shall engage in any financing or other transaction the effect of which creates an encumbrance or lien upon said City Lot except for the Construction Loan approved pursuant to Section 4.5(a) of the Agreement.

**FOURTH:** Prior to the City's issuance of the Certificate for the City Lot and its conveyance to a homebuyer in accordance with Section 4.5(d) of the Agreement, the Developer may not, without the prior written consent of the Department of Housing ("DOH"), which consent shall be in DOH's sole and absolute discretion: (a) be a party to any merger, liquidation or consolidation; (b) sell, transfer, convey, lease or otherwise dispose of all or substantially all of its assets; (c) enter into any transaction outside the ordinary course of Developer's business that would materially adversely affect the ability of the Developer to complete the Project; (d) assume, guarantee, endorse, or otherwise become liable in connection with the obligations of any other person or entity; or (e) enter into any transaction that would cause a material and detrimental change to Developer's financial condition.

**FIFTH:** Except as provided in Section 4.8(c) of the Agreement, and prior to the issuance Certificate for the City Lot and its conveyance to a homebuyer in accordance with Section 4.5(d) of the Agreement, (a) , Grantee may not, without the prior written consent of DOH, which consent shall be in DOH's sole and absolute discretion: (i) directly or indirectly sell, transfer, convey, lease or otherwise dispose of the City Lot or any part thereof or any interest therein or the Grantee's controlling interests therein (including without limitation, a transfer by assignment of any beneficial interest under a land trust); or (ii) directly or indirectly assign this Agreement; and (b) no principal party of Grantee (e.g., a general partner, member, manager or shareholder) may sell, transfer or assign any of its interest in Grantee prior to the issuance of the final Certificate for the Project to anyone other than another principal party, without the prior written consent of DOH, which consent shall be in DOH's sole and absolute discretion.

**SIXTH:** Grantee shall use the City Lot in compliance with that certain redevelopment plan and project for the Ogden/Pulaski Redevelopment Project Area, established by an ordinance adopted by the City Council on April 9, 2008, and for the Midwest Redevelopment Project Area, established by ordinances adopted by the City Council on May 17, 2000, as amended on April 14, 2010, May 9, 2012, and December 9, 2015.

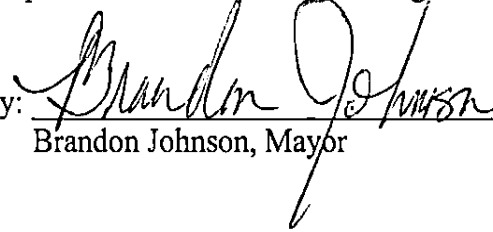
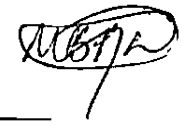
# UNOFFICIAL COPY

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of MAY 23, 2024

**ATTEST:**

  
\_\_\_\_\_  
Andrea M. Valencia, City Clerk

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

By:    
\_\_\_\_\_  
Brandon Johnson, Mayor

Property of Cook County Clerk's Office

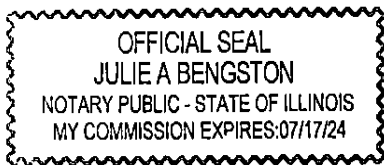
# UNOFFICIAL COPY

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 Mary B. Richardson-Lowry, personally known to me to be the Acting Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City"), pursuant to proxy on behalf of Brandon Johnson, 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 Acting 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 May 23, 2024.

Julie A Bengston  
Notary Public



**THIS INSTRUMENT PREPARED BY:**

Ranj S. Mohip  
City of Chicago Department of Law  
Real Estate & Land Use Division  
121 North LaSalle Street, Room 600  
Chicago, Illinois 60602  
(312) 744-6814

**AFTER RECORDING, RETURN DEED AND SEND SUBSEQUENT TAX BILLS TO:**

David Doig  
Reclaiming North Lawndale, LLC  
c/o Chicago Neighborhood Initiatives, Inc.  
1000 E. 111th Street 10th Fl.,  
Chicago, IL 60628

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 27 IN BLOCK 8 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER WHICH LIES NORTH OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1555 (f/k/a 1553) S. Sawyer Avenue  
CHICAGO, ILLINOIS

PIN: 16-23-229-020-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

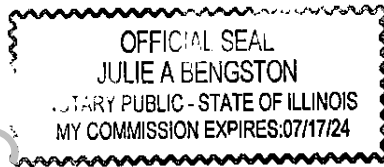
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 5/23, 2024

Signature [Handwritten Signature]  
Ranjeev Mohip,  
Assistant Corporation Counsel, Agent

Subscribed and sworn to before me this 23<sup>rd</sup> day of May, 2024

[Handwritten Signature]  
Notary Public

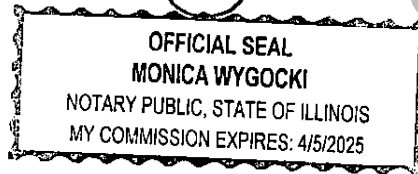


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/23, 2024

Signature [Handwritten Signature]  
Agent

Subscribed and sworn to before me this 23<sup>rd</sup> day of May, 2024  
[Handwritten Signature]  
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 of 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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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 23-May-2024

CHICAGO	0.00
CTA:	0.00
TOTAL:	0.00 *

16-23-229-020-0000 | 20240501610924 | 1-398-740-272

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




COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387



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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	23-May-2024
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
16-23-229-020-0000   20240501610924   1-667-175-728	

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387