

73-78-959
227 D-9

Common

QUITCLAIM DEED

THE GRANTOR, THE CITY OF CHICAGO, an Illinois municipal corporation, for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and quitclaims to Sparrer Sausage Company, Inc. ("Grantee") of 4325 W. Ogden Ave., Chicago, Illinois 60623, all interest of the Grantor in the following described real property ("Property"):

LOT 4 IN DEWOLF'S SUBDIVISION OF LOTS 12 TO 16 OF EPPS' SUBDIVISION OF THAT PART OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF OGDEN AVENUE (EXCEPT THE NORTH 5 ACRES) IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4236-42 W. Ogden Ave., Chicago, Illinois.

Permanent Index Number(s): 16-27-203-054-0000

This Quitclaim Deed is made and executed upon, and is subject to, the following express conditions and covenants, said conditions and covenants being a part of the consideration for the Property hereby conveyed and to be taken and construed as running with the land:

FIRST: The Grantee shall, in accordance with the requirements heretofore set forth by the Chicago Abandoned Property Program, demolish the structure(s) on the Property ("Project"). This condition shall terminate upon the recordation of a Certification of Completion issued by the Grantor, which recordation shall constitute a conclusive determination that the Project has been completed to the reasonable satisfaction of the Grantor.

SECOND: On or before the date 60 days following the date of transfer of title to the Property to the Grantee, the Grantee must submit an application for a demolition permit (as required pursuant to the Project) to the Department of Buildings of the City of Chicago. If the Grantee breaches this condition, the Grantor may at any time thereafter re-enter the Property and revert title in the City of Chicago. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

THIRD: Prior to the recordation of this Quitclaim Deed, the Grantee shall deposit with an escrowee designated by the Grantor the amount of One Thousand One Hundred and Ninety and No/100 Dollars (\$1190.00), by certified or cashier's check ("Performance Deposit"), to insure completion of the Project. If Grantee breaches the condition herein to complete the Project within the specified time period, said Performance Deposit shall be forfeited to the Grantor. If said condition to complete the Project is timely fulfilled, as evidenced by the recordation of a Certificate of Completion, the Performance Deposit shall be returned to the Grantee.

FOURTH: The Grantee shall complete the Project on or before the date 90 days following the date of the transfer of title to the Property to the Grantee. If the Grantee breaches this condition, the Grantor at any time thereafter may re-enter the Property and revert title in the City of Chicago. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

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BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EX-100-100

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Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

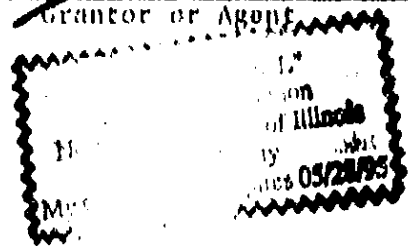
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5/2, 1994 Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Scott [Signature] this 2nd day of May, 1994.

Notary Public [Signature]



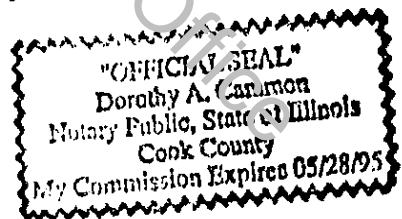
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 5/2, 1994 Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Barry Seegal this 2nd day of May, 1994.

Notary Public [Signature]



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 ARI 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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