

This instrument was prepared by
and after recording, return to:

Lisa Misher
City of Chicago
Department of Law
121 N. LaSalle Street, Room 600
Chicago, Illinois 60602
(312) 742-3932



Doc# 2525107019 Fee \$88.00
Monica Gordon
Cook County Clerk's Office
Date: 9/8/2025 11:36 AM
PAGE: 1 of 23

(The Above Space For Clerk's Use Only)

QUITCLAIM DEED

Grantor: United States of America

Grantee: City of Chicago, a municipal corporation

LIGHTHOUSE BUILDING

THE "LIGHT STATION" ALSO KNOWN AS THE CHICAGO LIGHTHOUSE, LOCATED IN LAKE MICHIGAN AT THE ENTRANCE OF THE MOUTH OF THE CHICAGO HARBOR APPROXIMATELY 2,300 FEET, MORE OR LESS, SOUTHEAST OF NAVY PIER IS A 9-STORY CONICAL BUILDING CONSTRUCTED ON A CONCRETE RECTANGULAR PIER 44 FEET BY 65 FEET, MORE OR LESS, 20 FEET ABOVE THE WATER LINE (BEING IN THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) LYING 4,000 FEET, MORE OR LESS, EASTERLY OF THE CHICAGO HARBOR LOCK AND LYING SOUTH OF AND ADJOINING A PORTION OF THE FEDERALLY OWNED "U.S. NORTH BREAKWATER"; ALL IN COOK COUNTY, ILLINOIS; ALSO, MORE PARTICULARLY DESCRIBED IN DEED TRANSFERRING OWNERSHIP TO THE CITY OF CHICAGO DATED MAY 17, 2010 AS FOLLOWS:

"THE LIGHT STATION IS AN INTEGRATED STRUCTURE THAT INCLUDES A BED OF STONE AND GRAVEL, A 65 FOOT LONG BY 44 FOOT WIDE SQUARE CRIB FOUNDATION, A CONCRETE BASE, A SUBMERGED ELECTRIC CABLE, IRON PLATED LIGHT TOWER, KEEPER'S QUARTERS, SOUND SIGNAL, AND LANTERN; THE STRUCTURE IS LOCATED AT THE END OF THE BREAKWATER KNOWN AS THE CHICAGO HARBOR FEDERAL NAVIGATION PROJECT (U.S. NORTH BREAKWATER), HEREINAFTER KNOWN AS THE "BREAKWATER", ALONG THE WESTERN LAKE MICHIGAN SHORELINE MARKING THE ENTRANCE INTO THE CHICAGO HARBOR."

PERMANENT INDEX NUMBER: 17-11-200-001-0000

PROPERTY ADDRESS:

703 E. Grand Ave.
Light house, Chicago, IL

60601

REAL ESTATE TRANSFER TAX

08-Sep-2025



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-11-200-001-0000 | 20250901680282 | 0-900-086-384

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

REAL ESTATE TRANSFER TAX

08-Sep-2025



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-11-200-001-0000 | 20250901680282 | 1-110-096-496

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the UNITED STATES OF AMERICA, acting by and through the ADMINISTRATOR OF GENERAL SERVICES (the "Government"), having a business address at the Thomas P. O'Neill, Jr. Federal Building, 10 Causeway Street, Boston, MA 02222, under and pursuant to the powers and authority contained in the provisions of the National Historic Lighthouse Preservation Act of 2000 (16 U.S.C. 470w), an amendment to the National Historic Preservation Act of 1966 (the "NHLPA"), for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, grant, transfer, assign, and deliver without representation or warranty, express or implied, to the City of Chicago, 121 N. LaSalle Street, Chicago, Illinois 60602 (the "City") its successors and assigns, for its own use and benefit, forever, all right, title and interest of the United States in and to the Government-owned light station, located at the end of a breakwater that protects the channel leading from Lake Michigan into the Chicago Harbor commonly known as the Chicago Harbor Light Station (the "Light Station"). The Light Station is described as follows:

The Light Station is an integrated structure that includes a bed of stone and gravel, a 65 foot long by 44 foot wide square crib foundation, a concrete base, a submerged electric cable, iron-plated light tower, keepers' quarters, sound signal, and lantern. The structure is located at the end of the breakwater known as the Chicago Harbor Federal Navigation Project (U.S. North Breakwater), hereinafter known as the "Breakwater," along the western Lake Michigan shoreline marking the entrance into the Chicago Harbor.

The Light Station is conveyed subject to the covenants, conditions and restrictions hereinafter contained, as set forth in the NHLPA. All covenants, conditions and restrictions hereinafter contained, as set forth in the NHLPA shall be construed as covenants running with the Light Station. No submerged lands are conveyed under this Deed. A park and recreational lease (W911XK-1-09-2001) between the City and the Department of the Army, Detroit District, Corps of Engineers, attached hereto and incorporated herein as Exhibit "A", authorizes the City to use the Breakwater for operation and maintenance of the Light Station.

The City attests that it has inspected, is aware of, and accepts the condition and state of repair of the Light Station herein conveyed. It is understood and agreed that the Light Station is conveyed "as is" and "where is" without any representation or warranty on the part of the Government to make any alterations, repairs, or additions. The Government shall not be liable for any latent or patent defects in the Light Station, except to the extent required by applicable law. The City acknowledges that the Government has made no representation or warranty concerning the condition and state of repair of the Light Station or any agreement or promise to alter, improve, adapt, or repair the Light Station, which has not been fully set forth in this document.

Notice of the Presence of Asbestos. The City is warned that the Light Station may contain asbestos and/or asbestos containing materials that are believed to be non-friable. Asbestos is a hazardous material. Unprotected exposure to asbestos fibers has been determined to significantly increase the risk of cancer, mesothelioma, and asbestosis. These diseases can cause serious bodily harm resulting in disability or death.

1. The City has been invited, urged, and cautioned to inspect the Light Station as to its asbestos content and any hazardous or environmental conditions relating thereto. The City shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Light Station, including any asbestos hazards or concerns.
2. No warranties, either express or implied, are given with regard to the condition of the Light Station including, without limitation, whether the Light Station does or does not contain asbestos, or is or is not safe for a particular purpose. The failure of the City to have inspected or to be fully informed as to the condition of all or any portion of the Light Station shall not constitute grounds for any claim or demand against the Government.
3. From the date of this conveyance, the Government assumes no liability for damages for personal injury, illness, disability or death to the City or to the City's successors, assigns, employees, invitees, or any other person subject to the City's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Light Station.
4. The City agrees by acceptance of this instrument of conveyance for itself, its successors and assigns, and each successor in interest to the Light Station or any portion thereof, that, in its use and occupancy of the Light Station, it will comply with all Federal, state, and local laws and regulations relating to asbestos.

Notice of Presence of Lead Based Paint. The City is hereby informed and does acknowledge that the Light Station may contain lead-based paint. By acceptance of this Deed, the City acknowledges that it has been afforded an opportunity to inspect the Light Station and to test for evidence of lead-based paint. From the date of this conveyance, the Government shall have no liability for the removal of lead-based paint, nor for any damage or injury related to the existence of lead-based paint on the Light Station that occurs after the date of this conveyance. The City shall be responsible for compliance with all applicable Federal, state and/or local laws, ordinances, orders and regulations relating to lead-based paint, including, if required, taking steps for its removal

TERMS OF CONVEYANCE.

The conveyance of the Light Station from the Government to the City is subject to the following covenants, conditions and restrictions:

AIDS TO NAVIGATION

A. The United States Coast Guard is the Federal agency responsible for operating and maintaining any "Federal aid to navigation" as that term is defined by paragraph (e)(4) of section 308 of the NHLPA. The Federal aids to navigation located at the Light Station in operation as of this date shall remain the personal property of the United States and shall continue to be operated and maintained by the United States for as long as needed for navigational purposes. The Federal aids to navigation on the Light Station consists of a light and a sound signal. The sound signal emits a 122.7dBC blast every 30 seconds during times of fog, reduced visibility, or adverse weather from April to December.

B. The City acknowledges and agrees that it is accepting title to the Light Station subject to the right of the United States Coast Guard, or its successor entity (the "USCG") to continue the ownership, operation and maintenance of all active aids to navigation. In furtherance of its right to continue such function, the United States hereby expressly reserves perpetual and assignable the following rights:

1. The unrestricted right of the USCG to keep, locate, service, maintain, operate, repair, and replace aids to navigation and any and all associated equipment, on the Light Station.
2. The unrestricted right of the USCG to relocate or add any aids to navigation and any and all associated equipment, or make changes on any portion of the Light Station as may be necessary for navigational purposes.
3. A right of access in favor of the USCG for the purpose of servicing, maintaining, locating, operating, repairing and replacing navigational aids and any and all associated equipment on the Light Station. The USCG shall have the right to enter the Light Station at any time, with reasonable notice, for the purpose of maintaining the navigational aids and performing the other functions contemplated herein. Access shall be across any portion of the Light Station as necessary. Upon completion of the servicing, maintaining, operating, repairing and replacing of navigational aids and any associated equipment, the Light Station shall, at the sole cost of the USCG, subject to the availability of appropriated funds, be left as nearly as reasonably possible in the same condition as before any such work began.
4. A reservation to the USCG for the purpose of preserving an Arc of Visibility from the Light Station to the shoreline within the radial arc of 360 degrees true and the stipulation that nothing will be constructed, maintained or permitted of a height sufficient to interfere with or obstruct the Arc of Visibility of the Light Station.
5. The City shall not interfere with or allow interference in any manner with any navigational aids in use on the Light Station without express written permission from the USCG.

NOAA DATA COLLECTION DEVICES

A. The National Oceanographic Atmospheric Administration (the "NOAA") is a Federal agency that maintains a primary and backup remote terminal unit data collection platform, and a wind speed/direction sensor (the "NOAA data collection devices") at the Light Station. The NOAA data collection devices located at the Light Station in operation as of this date shall remain the personal property of the United States and shall continue to be operated and maintained by the United States for as long as needed for data collection purposes.

B. The City acknowledges and agrees that it is accepting the Light Station subject to the right of the NOAA, or its successor entity to continue the ownership, operation and maintenance of the NOAA data collection devices. In furtherance of its right to continue such function, the United States hereby expressly reserves perpetual and assignable the following rights and easements:

1. The unrestricted right of the NOAA to keep, locate, service, maintain, operate, repair, and replace data collection devices on the Light Station.
2. The unrestricted right of the NOAA to relocate or add any data collection devices and all associated equipment as may be necessary for data collection purposes.
3. A right of access in favor of the NOAA for the purpose of servicing, maintaining, locating, operating, repairing and replacing the NOAA data collection devices and any and all associated equipment on the Light Station. The NOAA shall have the right to enter the Light Station at any time, with reasonable notice, for the purpose of maintaining the NOAA data collection devices and performing the other functions contemplated herein. Access shall be across any portion of the Light Station as necessary. Upon completion of the servicing, maintaining, operating, repairing and replacing of the NOAA data collection devices and any associated equipment, the Light Station shall, at the sole cost of the NOAA, subject to the availability of appropriated funds, be left as nearly as reasonably possible in the same condition as before any such work began.
4. The City shall not interfere with or allow interference in any manner with any data collection devices in use on or in the Light Station without express written permission from the NOAA.

RESTRICTIONS ON USE

A. The City shall make the historic light station available for education, park, recreation, cultural or historic preservation purposes for the general public at reasonable times and under reasonable conditions.

B. The City shall not sell, convey, assign, exchange, or encumber the Light Station, any part thereof, or any associated historic artifact conveyed to the City in conjunction with the Light Station, including but not limited to any lens or lantern, unless such sale, conveyance, assignment, exchange or encumbrance is approved by the Secretary of the Interior (the "Secretary").

C. The City shall not conduct any commercial activities at the historic light station, any part thereof, or in connection with any associated historic artifact conveyed to the City in conjunction with the Light Station conveyance, in any manner, unless such commercial activity is approved by the Secretary.

D. The City shall, at its own cost and expense, use and maintain the historic light station in accordance with the plans described in the Application to Obtain Historic Light Station Property (the "Application"), incorporated herein by reference, with the same force and effect as if herein fully set forth. Proposed changes to any part of the Application shall be reviewed and approved by the National Park Service, acting on behalf of the Secretary, in consultation with the Illinois State Historic Preservation Officer.

HISTORIC PRESERVATION

A. The City shall maintain and preserve the Light Station in accordance with the recommended approaches in *The Secretary of the Interior's Standards for Treatment of Historic Properties, Standards for Preservation* (Technical Preservation Services for Historic Buildings, National Park Service) in order to preserve and enhance the distinctive materials, features and spaces that caused the Light Station to be listed on the National Register of Historic Places.

B. When rehabilitation is the appropriate treatment, the City shall rehabilitate the Light Station in accordance with the recommended approaches in *The Secretary of the Interior's Standards for Treatment of Historic Properties, Standards for Rehabilitation* (Technical Preservation Services for Historic Buildings, National Park Service). Rehabilitation is appropriate when repair and replacement of deteriorated features is necessary or when alteration or additions to the Light Station are planned.

C. Distinctive materials, features, finishes, construction techniques and examples of craftsmanship that characterize the Light Station shall be preserved.

D. Plans of proposed construction, alteration, rehabilitation or replacement of distinctive materials, features, finishes or spaces which would affect the appearance or structural integrity of the Light Station shall be reviewed and approved by the Secretary in consultation with the Illinois State Historic Preservation Officer (the "SHPO") for consistency with *The Secretary of the Interior's Standards for Treatment of Historic Properties*.

E. The Secretary or authorized representative, and/or the SHPO, shall be permitted at all times to inspect the Light Station in order to ascertain if the above conditions are being observed.

F. The City shall, within three months of the date of this Deed, erect and forever maintain a conspicuous sign or signs near the principal point or points of access to the Light Station that states: "The United States of America donated this Light Station to the City of Chicago for public, educational and historic preservation uses through the National Historic Light Station Preservation Act."

Beginning two years from the date of this Deed, the City shall prepare biennial reports describing the development and use of the Light Station, and any revenue generated from its operation during the preceding two-year period. The City shall prepare and submit consecutive biennial reports to the appropriate National Park Service office.

OTHER LAWS

A. The City further covenants and agrees for itself, its successors and assigns, to comply with all Federal laws relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the Light Station, including but not limited to:

1. All requirements imposed by or pursuant to the regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);
2. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, or national origin;
3. The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;
4. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;
5. The Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.), which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

REVERSIONARY INTEREST OF THE UNITED STATES

A. All right, title and interest to the Light Station shall revert to the United States of America, at the option of the Administrator of General Services, for non-compliance with any of the terms and conditions of this conveyance including, but not limited to:

1. The Light Station, any part thereof, or any associated historic artifact ceases to be available for education, park, recreation, cultural, or historic preservation purposes for the general public at reasonable times and under conditions which shall be set forth in the City's application; or
2. The Light Station or any part thereof ceases to be maintained in a manner that ensures its present or future use as a site for Federal aid to navigation; or
3. The Light Station, or any associated historic artifact associated with the Light Station ceases to be maintained in compliance with the historic preservation covenants, conditions and restrictions set forth in this Deed; or
4. The City sells, conveys, assigns, exchanges, or encumbers the Light Station, any part thereof, or any associated historic artifact, without approval of the Secretary; or
5. The City conducts any commercial activities at the Light Station, any part thereof, or in conjunction with any associated historic artifact, without approval of the Secretary; or

6. At least 30 days before the reversion, the Administrator provides written notice to the City that the Light Station or any part thereof is needed for national security purposes.

B. The City, by its acceptance of the Deed, covenants and agrees for itself, and its successors and assigns, that in the event the United States exercises its power to terminate the City's interest in the Light Station then the City shall provide protection to and maintenance of the Light Station at all times until such time as the title is actually reverted, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the GSA in its Federal Management Regulations in effect at the time of the reversion.

The United States and any representative it may so delegate shall have the right of entry upon the premises at any time to conduct periodic inspection to ensure compliance with the terms and conditions of the conveyance. The failure of any agency of the United States to exercise any right, term, covenant, condition or remedy granted under this Deed shall not be deemed to be a waiver of the same or any other term, covenant, condition, right or remedy. No term, covenant, condition, right or remedy shall be deemed to have been waived by the United States unless such waiver is in writing executed by a duly authorized representative of the United States.

Any notice, request, demand, approval or consent given or required to be given under this Deed shall be in writing and shall be mailed by registered or certified mail, postage prepaid, return receipt requested, or shall be delivered by private express carrier to the United States at the address set forth above.


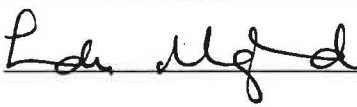
No agreements shall be effective to add to, change, modify, waive or discharge these covenants, conditions and restrictions, in whole or in part, unless such agreement is in writing and signed by the City and the United States.

TO HAVE AND TO HOLD the Light Station with all privileges and appurtenances thereunto belonging to said Grantee.


IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services has caused these presents to be duly executed for and in its name and behalf by Glenn C. Rotondo, Acting Regional Administrator, New England Region, General Services Administration, who has this 17th day of May, 2010, hereunto set his hand and seal.

UNITED STATES OF AMERICA Acting
by and through the Administrator of
General Services

Witnesses:

By:


GLENN C. ROTONDO
Acting Regional Administrator
General Services Administration
New England Region, Boston, MA

ACKNOWLEDGEMENT

Commonwealth of Massachusetts)
County of Suffolk) ss.

In Boston, in said County and State, on this 17th day of May, 2010, before me personally appeared Glenn C. Rotondo, Acting Regional Administrator, General Services Administration, Boston, Massachusetts, duly empowered and authorized, proved to me through satisfactory evidence of identification, which was a U.S. General Services Administration ID Card, to be the person whose name is signed on the preceding instrument and by him duly executed, to be his free act and deed in his capacity as Acting Regional Administrator, General Services Administration, Boston, Massachusetts.

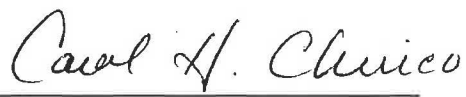

Carol H. Chirico, Notary Public
My commission expires October 14, 2016

EXHIBIT A

W911XK-1-09-2001

DEPARTMENT OF THE ARMY
LEASE TO NON-STATE GOVERNMENTAL AGENCIES
FOR PARK AND RECREATIONAL PURPOSES AT THE
CHICAGO HARBOR FEDERAL NAVIGATION PROJECT

COOK COUNTY, ILLINOIS

THIS LEASE, made on behalf of the United States, between the SECRETARY OF THE ARMY, hereinafter referred to as the Secretary, and the City of Chicago, Illinois, hereinafter referred to as the Lessee.

WITNESSETH:

That the Secretary, by authority of Title 16, United States Code, Section 460d, and for the consideration set forth herein, hereby leases to the Lessee, the property identified in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the premises, comprised of an interconnected part of the U.S. North Breakwater of the Chicago Harbor Federal Navigation Project for the operation and maintenance of the Chicago Harbor Lighthouse.

THIS LEASE is granted subject to the following conditions:

1. TERM

Said premises are hereby leased for a term of 25 years, beginning 20 September 2009 and ending 19 September 2034, provided however that the Secretary, upon the written request of the Lessee, may in its sole discretion, renew the term.

2. CONSIDERATION

The consideration for this lease is the operation and maintenance of the lighthouse by the Lessee for the benefit of the United States and the general public in accordance with the conditions herein set forth.

3. NOTICES

All correspondence and notices to be given pursuant to this lease shall be addressed, if to the Lessee, to the City of Chicago, ATTN: Department of Zoning and Land Use Planning, 121 N. LaSalle Street, Chicago, IL 60602; and if to the United States, to the Detroit District Corps of Engineers, Attention: Chief, Real Estate Division, P.O. Box 1027, Detroit, Michigan 48231 with a copy to the Chicago District Corps of Engineers, as provided in Provision 32(d), or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope, or wrapper, addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service or (b) personally delivered, or (c) dispatched by nationally recognized overnight delivery service.

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary of the Army", "District Engineer" or "said officer" shall include their duly authorized representatives. Any reference to "lessee" shall include, assignees, transferees, successors and their duly authorized representatives.

5. SUPERVISION BY THE DISTRICT ENGINEER

The use and occupation of the premises shall be subject to the general supervision and approval of the District Engineer, hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

6. APPLICABLE LAWS AND REGULATIONS

The lessee shall comply with all applicable federal laws and regulations and with all applicable laws, ordinances and regulations of the state, county and municipality wherein the premises are located, including, but not limited to, those regarding construction, health, safety, food service, water supply, sanitation, use of pesticides, and/or any necessary licenses, permits or authorizations to do business.

7. CONDITION OF PREMISES

The Lessee acknowledges that it has inspected the premises, knows its condition, and understands that the same is leased without any representations or warranties whatsoever and without obligation on the part of the United States to make any alterations, repairs or additions thereto.

8. DEVELOPMENT AND MANAGEMENT PLANS

The Lessee shall construct, operate and maintain the premises for park or recreation purposes only and in accordance with a development and management plan as approved in writing by the Chicago District Corps of Engineers pursuant to Provision 32(d). All structures shall be constructed and landscaping accomplished in accordance with plans approved by the Chicago District. The Lessee also agrees to prohibit any exclusive or private use of all or any part of the premises by any individual or group of individuals. Title to improvements constructed or placed on the premises by the Lessee shall remain vested in the Lessee, subject to the Condition on RESTORATION, and shall be maintained by the Lessee to the satisfaction of the Chicago District.

9. TRANSFERS AND ASSIGNMENTS

a. Without prior written approval of said officer the Lessee shall

neither transfer nor assign this lease nor sublet the premises or any part thereof, nor grant any interest, privilege or license whatsoever in connection with this lease. Failure to comply with this condition shall constitute a noncompliance for which the lease may be revoked immediately by said officer.

b. The Lessee will not sponsor or participate in timeshare ownership of any structure, facilities, accommodations, or personal property on the premises. The Lessee will not subdivide nor develop the premises into private residential development.

10. FEES

Fees may be charged by the Lessee for use of the premises or facilities constructed thereon. The said officer shall have the right to review such fees and require an increase or reduction when it is determined that the objectives of this lease have been violated. However, no user fees may be charged by the Lessee for use of facilities developed in whole or in part with federal funds if prohibited by 16 USC 460d-3. All monies received by the Lessee from operations conducted on the premises must be utilized by the Lessee for the administration, maintenance, operation and development of the premises. Any such monies not so utilized or programmed for use within a reasonable time shall be paid to said officer at the end of each 5 year period. The Lessee shall furnish annual statements of receipts and expenditures to said officer.

11. PROTECTION OF PROPERTY

The Lessee shall be responsible for any damage that may be caused to property of the United States by the activities of the Lessee under this lease, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all causes. Any property of the United States damaged or destroyed by the Lessee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Lessee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the Lessee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

12. RIGHT TO ENTER AND FLOOD

a. The right is reserved to the United States, its officers, agents and employees to enter upon the premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove timber or other material, except property of the Lessee, to flood the premises, to manipulate the level of the lake or pool in any manner whatsoever and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Lessee shall have no claim for damages on account thereof against the United States or any officer, agent or employee thereof.

b. The Lessee expressly agrees to make no claim under flood

insurance issued under any Federal Government program for loss to any property of the Lessee located on the premises which arises from or is incident to the flooding of the premises by the government.

13. INSURANCE

A. At the commencement of this, the Lessee shall obtain from a reputable insurance company or companies, liability insurance. The insurance shall provide an amount not less than that which is prudent, reasonable and consistent with sound business practices or a minimum combined single limit in the amount of \$2,000,000, whichever is greater, for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting therefrom, property damage, or both, suffered or alleged to have been suffered by any person or persons resulting from the operations of the lessee under the terms of this lease. The Lessee shall require its insurance company to furnish to said officer a copy of the policy or policies, or if acceptable to said officer, certificates of insurance evidencing the purchase of such insurance. The minimum amount of liability insurance coverage is subject to revision by said officer every three years or upon renewal or modification of this lease.

b. The insurance policy or policies shall be of comprehensive form of contract and shall specifically provide protection appropriate for the types of facilities, services and activities involved. The Lessee shall require that the insurance company give said officer thirty (30) days written notice of any cancellation or change in such insurance. Said officer may require closure of any or all of the premises during any period for which the Lessee does not have the required insurance coverage.

c. In the event the lessee is self-insured, the lessee shall certify such self-insurance in writing in the minimum amount specified to said officer.

14. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the lessee, or for damages to the property or injuries to the person of the lessee's officers, agents, or employees or others who may be on the premises at their invitation or the invitation of any one of them, and the lessee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

15. RESTORATION

On or before the expiration of this Lease or its termination by the Lessee, the Lessee shall vacate the premises, remove personal property of the lessee, and restore the premises to a condition satisfactory to said officer. To ensure the historical integrity of the project, this lease will be renewed for an additional term within 30 days preceding its expiration. If, however, this lease is revoked, the Lessee shall vacate

the premises, remove personal property, and restore the premises to the aforesaid condition within such time as said officer may designate. In either event, if the Lessee shall fail or neglect to remove personal property and restore the premises, then, at the option of said officer, said personal property shall either become the property of the United States without compensation therefor, or said officer may cause the personal property to be removed and no claim for damages against the United States or its officers or agents shall be created by or made on account of such removal and restoration work. The Lessee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation or termination of this lease in restoring the premises.

16. NON-DISCRIMINATION

a. The Lessee shall not discriminate against any person or persons or exclude them from participation in the Lessee's operations, programs or activities conducted on the leased premises, because of race, color, religion, sex, age, handicap, or national origin. The Lessee will comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

b. The Lessee, by acceptance of this lease, is receiving a type of Federal assistance and, therefore, hereby gives assurance that it will comply with the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); and all requirements imposed by or pursuant to the Directive of the Department of Defense (32 CFR Part 300) issued as Department of Defense Directives 5500.11 and 1020.1, and Army Regulation 600-7. This assurance shall be binding on the Lessee, its agents, successors, transferees, sublessees and assignees.

17. SUBJECT TO EASEMENTS

This lease is subject to all existing easements, or those subsequently granted, as well as established access routes for roadways and utilities located, or to be located, on the premises, provided that the proposed grant of any new easement or route will be coordinated with the Lessee, and the easements will not be granted which will, in the opinion of said officer, interfere with the use of the premises by the Lessee.

18. SUBJECT TO MINERAL INTERESTS

This lease is subject to all outstanding mineral interests. As to Federally owned mineral interests, it is understood that they may be included in present or future mineral leases issued by the Bureau of Land Management (BLM) which has responsibility for mineral development on federal lands. The Secretary will provide lease stipulations to BLM for inclusion in said mineral leases that are designed to protect the premises from activities that would interfere with the lessee's operations or would

be contrary to local law.

19. COMPLIANCE, CLOSURE, REVOCATION, AND RELINQUISHMENT

a. The Lessee and/or any sublessees or licensees are charged at all times with full knowledge of all the limitations and requirements of this lease, and the necessity for correction of deficiencies, and with compliance with reasonable requests by said officer. This lease may be revoked in the event the Lessee violates any of its terms and conditions and continues and persists in such non-compliance. The Lessee will be notified of any non-compliance, which notice shall be in writing or shall be confirmed in writing, giving a period of time in which to correct the non-compliance. Failure to satisfactorily correct any substantial or persistent non-compliance within the specified time is grounds for closure of all or part of the premises, temporary suspension of operation, or revocation of the lease, after notice in writing of such intent. Decisions by the said officer concerning future requests by the Lessee to extend the lease, expand the premises, modify authorized activities, or assign the lease shall reflect the lessee's past performance and compliance with the lease terms.

b. This lease may be relinquished by the Lessee by giving one 180 days prior written notice to said officer in the manner prescribed in the condition on NOTICES.

20. HEALTH AND SAFETY

a. The lessee shall keep the premises in good order and in a clean, sanitary and safe condition by and at the expense of the Lessee.

b. In addition to the right of revocation for non-compliance previously stated, said officer, upon discovery of any hazardous condition on the premises that present an immediate threat to health or danger to life or property, will so notify the Lessee and will require that the affected part or all of the premises be closed until such condition is corrected and the danger eliminated. If the condition is not corrected said officer will have the option to (1) correct the hazardous condition and collect the cost of repairs from the Lessee, or (2) revoke the lease.

The Lessee shall have no claim for damages against the United States, or any officer, agent or employee thereof on account of action pursuant to this condition.

21. PUBLIC USE

The lessee shall not forbid the full use by the public of the water areas of the project, subject however, to the authority and responsibility of the Lessee to carry out its responsibilities under this lease to manage the premises and provide safety and security to the facility users.

22. PROHIBITED USES

a. The lessee shall not permit gambling on the premises or install or operate, or permit to be installed or operated thereon, any device which is illegal, or use the premises or permit them to be used for any illegal business or purpose. There shall not be conducted on or permitted on the premises any activity which would constitute a nuisance. As an exception, some games of chance, such as raffles, games and sporting events, may be conducted by the lessee if permissible by state and local law. Any request to conduct a game of chance must be submitted in writing to said officer.

b. In accordance with state and local laws and regulations, the Lessee may store, or dispense, or permit the storage, or dispensing of beer, malt beverages, light wines or other intoxicating beverages on the premises for members of the lessee organization and their guests. Advertising of such beverages outside of buildings is not permitted. Carry out package sales of hard liquor is prohibited.

23. NATURAL RESOURCES

The lessee shall cut no timber, conduct no mining operations, remove no sand, gravel, or kindred substances from the ground, commit no waste of any kind, nor in any manner substantially change the contour or condition of the premises, except as may be authorized under and pursuant to the condition on DEVELOPMENT AND MANAGEMENT PLANS. The lessee may salvage fallen or dead timber on the leased premises for use as firewood only. All sales of timber or forest products will be conducted by the United States and the proceeds therefrom shall not be available to the lessee under the provisions of this lease.

24. DISPUTES CLAUSE

a. Except as provided in the Contract Disputes Act of 1978 (41 U.S.C. 601-613) (the Act), all disputes arising under or relating to this lease shall be resolved under this clause and the provisions of the Act.

b. "Claim," as used in this clause, means a written demand or written assertion by the Lessee seeking, as a matter of right, the payment of money in a sum certain, the adjustment of interpretation of lease terms, or other relief arising under or relating to this lease. A claim arising under this lease, unlike a claim relating to this lease, is a claim that can be resolved under a lease clause that provides for the relief sought by the Lessee. However, a written demand or written assertion by the Lessee seeking the payment of money exceeding \$50,000 is not a claim under the Act until certified as required by subparagraph c.(2) below. The routine request for rental payment that is not in dispute is not a claim under the Act. The request may be converted to a claim under the Act, by this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

c. (1) A claim by the Lessee shall be made in writing and

submitted to the said officer for a written decision. A claim by the Government against the Lessee shall be subject to a written decision by the said officer.

(2) For Lessee claims exceeding \$50,000, the Lessee shall submit with the claim a certification that --

(i) The claim is made in good faith;

(ii) Supporting data are accurate and complete to the best of the Lessee's knowledge and belief;

(iii) and the amount requested accurately reflects the lease adjustment for which the Lessee believes the Government is liable.

(3) (i) If the Lessee is an individual, the certificate shall be executed by that individual.

(ii) If the Lessee is not an individual, the certification shall be executed by --

(A) A senior company official in charge at the Lessee's location involved; or

(B) An officer or general partner of the Lessee having overall responsibility of the conduct of the Lessee's affairs.

d. For Lessee claims of \$50,000 or less, the said officer must, if requested in writing by the Lessee, render a decision within 60 days of the request. For Lessee-certified claims over \$50,000, the said officer must, within 60 days, decide the claim or notify the Lessee of the date by which the decision will be made.

e. The said officer's decision shall be final unless the Lessee appeals or files a suit as provided in the Act.

f. At the time a claim by the Lessee is submitted to the said officer or a claim by the Government is presented to the Lessee, the parties, by mutual consent, may agree to use alternative means of dispute resolution. When using alternate dispute resolution procedures, any claim, regardless of amount, shall be accompanied by the certificate described in paragraph c. (2) of this clause, and executed in accordance with paragraph c. (3) of this clause.

g. The Government shall pay interest on the amount found due and unpaid by the Government from (1) the date the said officer received the claim (properly certified if required), or (2) the date payment otherwise would be due, if that date is later, until the date of payment. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury as provided in the Act, which is applicable to the period

during which the said officer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim. Rental amounts due to the Government by the Lessee will have interest and penalties as set out in the condition on CONSIDERATION.

h. The lessee shall proceed diligently with the performance of the lease, pending final resolution of any request for relief, claim or action arising under the lease, and comply with any decision of said officer.

25. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties to this lease shall protect the project against pollution of its air, ground and water. The lessee shall comply promptly with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the leased area is specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by the Environmental Protection Agency, or by any federal, state, interstate or local governmental agency, are hereby made a condition of this lease. The lessee shall require all sanitation facilities on boats moored at the lessee's facilities to be sealed against any discharge into the lake. Services for waste disposal, including sewage pump-out of watercraft, shall be provided by the lessee as appropriate. The lessee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The lessee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the lessee's activities, the lessee shall be liable to restore the damaged resources.

c. The lessee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

26. HISTORIC PRESERVATION

The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, the Lessee shall immediately notify said officer and protect the site and the material from further disturbances until said officer gives clearance to proceed.

27. SOIL AND WATER CONSERVATION

The Lessee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said premises at the beginning of or that may be constructed by the Lessee during the term of this lease, and the Lessee shall take appropriate measures to prevent or control soil erosion within the premises. Any soil erosion occurring outside the premises resulting from the activities of the Lessee shall be corrected by the Lessee as directed by said officer.

28. COVENANT AGAINST CONTINGENT FEES

The Lessee warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bon fide employees or established commercial or selling agencies maintained by the Lessee for the purpose of securing business. For breach of violation of this warranty, the United States shall have the right to annul this lease without liability or, in its discretion, to require the Lessee to pay, in addition to the lease rental or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

29. OFFICIALS NOT TO BENEFIT

No member of or delegate to congress or resident commissioner shall be admitted to any share or part of this lease or to any benefits to arise therefrom. However, nothing herein contained shall be construed to extend to any incorporated company if this lease is for the general benefit of such corporation or company.

30. MODIFICATIONS

This lease contains the entire agreement between the parties hereto, and no modification of this lease, or waiver, or consent hereunder shall be valid unless the same be in writing, signed by the parties to be bound or by a duly authorized representative and this provision shall apply to this condition as well as other conditions of this lease.

31. DISCLAIMER

This lease is effective only insofar as the rights of the United States in the premises are concerned; and the Lessee shall obtain any permit or license which may be required by Federal, state, or local statute in connection with the use of the premises. It is understood that the granting of this lease does not preclude the necessity of obtaining any Department of the Army permit for activities which involve the discharge of dredge or fill material or placement of structures in the waters of the United States, pursuant to the provisions of Section 10 of

the Rivers and Harbors Act of 3 March 1899 (33 USC 403), and Section 404 of the Clean Waters Act (33 USC 1344).

32. SPECIAL PROVISIONS

a. This lease authorizes use of the U.S. North Breakwater for the continued operation and maintenance of the Chicago Lighthouse, including authorization for any appurtenant structures associated with the lighthouse. The lighthouse will be used and maintained to foster and enhance public park and recreational activities for the public.

b. This lease does not authorize use of the U.S. North Breakwater for access to the lighthouse.

c. As built drawings delineating the lighthouse and all appurtenant structures, such as electrical conduit, located on or affecting the U.S. North Breakwater shall be made an exhibit of the lease. The lessee's operations and maintenance responsibilities include the lighthouse and all appurtenant structures.


d. All construction or activities located on or affecting the U.S. North Breakwater must be coordinated with the Chicago District Corps of Engineers, Chief of Operations, 111 N. Canal Street, Suite 600, Chicago, IL 60606-7206 (present telephone 312-846-5470). This review process is to insure that the lessee's construction is consistent with the purpose and integrity of the Chicago Harbor Federal Navigation Project, and is not intended as a detailed engineering review. The United States assumes no responsibility or liability for the technical sufficiency of lessee's construction.

e. The lessee is responsible for the clean up of any debris or litter placed on the federal navigation structures incident to the exercise of the privileges herein authorized.

f. In the event improvements, use, or repairs to, or of the Federal navigation structures are required, the District Engineer may impose restrictions, as necessary, on the use of the lighthouse.

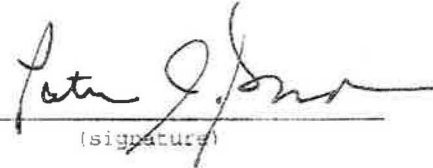
g. In the event the Federal navigation structures are de-authorized, the lessee may be required to secure a bottomlands lease from the State of Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the
Secretary of the Army, this 17th day of
December, 2009


VICTOR L. KOTWICKI
Chief, Real Estate Division
Detroit, Buffalo and Chicago Districts

THIS LEASE is also executed by the lessee this 7th
day of December, 2009

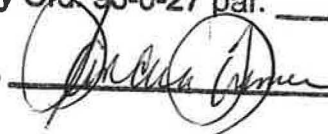
THE CITY OF CHICAGO, ILLINOIS


(signature)

Patricia A. Scudiero
(printed name)

Commissioner
(title)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 4 and Cook County Ord. 98-0-27 par. B

Date 9/8/15 Sign. 

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 September 8, 2025

Signature

Agent

Subscribed and sworn to before me
this 8th day of September, 2025



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.

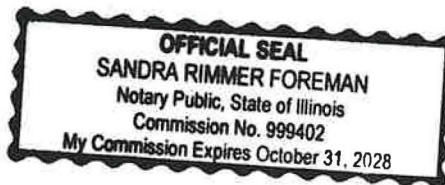
Dated September 8, 2025

Signature

Agent

Subscribed and sworn to before me
this 8th day of September, 2025

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)



**AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES
REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013**

I, **Ranj S. Mohip**, being duly sworn, state that I have access to the copies of the attached document(s), for, which I am listing the type(s) of document(s) below:

QUIT CLAIM DEED

which were originally executed by the following parties whose names are listed below:

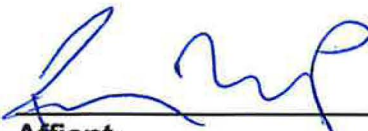
UNITED STATES OF AMERICA
(Grantor)

CITY OF CHICAGO
(Grantee)

for which my relationship to the document(s) is as follows:

Attorney for City of Chicago, Grantee

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.



Affiant

September 8, 2025

Date Affidavit Executed/Signed

I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that Ranj S. Mohip, personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged to be his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on September 8, 2025.



Notary Public

