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77-63-946 DG

QUITCLAIM DEED

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2000-01-24 12:43:52
Cook County Recorder 27.00



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(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), for and in consideration of One and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to Karry L. Young ("Grantee"), located at 6043 S. Halsted, Chicago, Illinois 60621, pursuant to ordinance adopted by the City Council of the City of Chicago on May 2, 1995, all interest of Grantor in the following described real property ("Property"):

LOT 28 IN BLOCK 5 IN DICKEY AND BAKER'S SUBDIVISION OF BLOCK 5 OF THOMPSON AND HOLMES' SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTH QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 20-17-406-020

Volume: 424

Commonly Known Address: 5951 S. Peoria St.

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

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Property hereby conveyed and are to be taken and construed as running with the land.

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FIRST: The Grantee shall rehabilitate the structure on the Property substantially in accordance with the plans set forth in its Chicago Abandoned Property Program ("CAPP") application on file with the Grantor and the terms and conditions of that certain redevelopment agreement entered into between the Grantor and the Grantee on July 25, 1995, and shall correct all violations of the City of Chicago Building Code existing on the Property within 365 days of the delivery of this Quitclaim Deed to the Grantee ("Conveyance Date"). If the Grantee determines within twenty-one (21) days after the Conveyance Date that it is economically unfeasible to rehabilitate the structure on the Property, and delivers adequate proof thereof to the Grantor within such twenty-one (21) day period, then the Grantee may demolish the structure in lieu of rehabilitation. Such demolition shall be completed not later than sixty (60) days after the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor. The Certificate of Completion shall be in a recordable form.

SECOND: Not later than fourteen (14) days after the Conveyance Date, the Grantee shall clear the Property of all debris and secure it against unauthorized entry, and shall maintain the Property in a secured condition. The Grantee shall provide the Grantor with photographs and an affidavit evidencing the secured condition of the Property within twenty-one ((21) days of the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

THIRD: Not later than 122 days after the Conveyance Date, the Grantee shall provide the Grantor with documentation showing that funds sufficient to complete the rehabilitation have been obtained. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FOURTH: Not later than 182 days after the Conveyance Date, the Grantee shall apply for a building permit and shall provide the Grantor with a copy of the receipt for said application. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FIFTH: The Grantee shall not sell, convey, or assign the Property or any part thereof or interest therein without the prior written approval of the Grantor, except that the Grantee may mortgage the Property or make a collateral assignment of a beneficial interest for the purpose of financing the rehabilitation. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

SIXTH: The Grantee shall not discriminate upon the basis of race, color, religion, sex, sexual orientation, military discharge, ancestry, age, parental or marital status, disability, source of income or national origin in the development, rehabilitation, sale, lease, rental, use or occupancy of the Property. This covenant shall remain in effect without any limitation as to time.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested,

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by its Mayor and City Clerk, on or as of the 18th day of January, ²⁰⁰⁰1999.

CITY OF CHICAGO, an Illinois municipal corporation

By: *Richard M. Daley*
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski
JAMES J. LASKI, City Clerk

STATE OF ILLINOIS

COUNTY OF COOK

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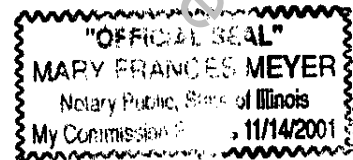
Mary Frances Meyer, Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES J. LASKI, personally known to me to be the City Clerk of the City of Chicago, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me acknowledged that as City Clerk, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of Jan, ²⁰⁰⁰1999.

Mary Frances Meyer
NOTARY PUBLIC

This instrument was prepared by: Elizabeth K. Whitaker
Assistant Corporation Counsel

AFTER RECORDING, MAIL TO: Karry L. Young
6043 S. Halsted, Chicago, Illinois 60621



THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); AND SECTION 3-33-060B OF THE MUNICIPAL CODE OF CHICAGO.

[QUIT-LE.FM/FORM/072095/LSW.crl] [REDEV.QCDEED-2 July 20, 1995]

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