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WARRANTY DEED

9405/0137 05 001 Page 1 of 3
2000-01-26 12:38:15
Cook County Recorder 25.00



00065998

7789971 F1 Green level

THE GRANTOR(s), **La Vivienda Housing Development Corporation**, a Not-For-Profit Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with it's principal place of business at ~~2610 West North~~ 1820 W. WEBSTER

Ave., Chicago, IL, for and in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Edry Rodriguez and Lucila Rodriguez, married to each other, of 1849 N. Francisco, Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

C/K/A: 2054 N. Sawyer, Chicago, IL
PIN: ~~13-35-234-015-0000~~
13-35-234-015-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever, not as Joint Tenants and not as Tenants in Common, but as Tenants by the Entireties. *See Riders attached hereto & made a part hereof*

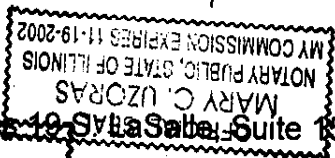
DATED this 10th day of May, 1999.
La Vivienda Housing Development Corporation

By: [Signature]
Victor Hernandez, Executive Director

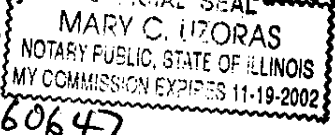
State of Illinois, County of Cook}, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Victor Hernandez, personally known to me to be the Executive Director of **La Vivienda Housing Development Corporation** whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Executive Director he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, 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 official seal, this 10th day of May, 1999

[Signature]
NOTARY PUBLIC



This instrument was prepared by Lee Scott Peres 19 S LaSalle, Suite 1500, Chicago, IL
Mail To: Edry Rodriguez
2054 N Sawyer
Chicago, Illinois 60647



BOX 333-CTI

LEGAL DESCRIPTION RIDER

THE SOUTH 1/2 OF LOT 1 (EXCEPT THE SOUTH 0.49 FEET THEREOF) IN BLOCK 11 IN C. N. SHIPMAN, W. A. BILL AND N. A. MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-35-234-015
~~XXXXXXXXXX~~

C/K/A: 2054 North Sawyer, Chicago, IL

SUBJECT TO: Real estate taxes not yet due and payable; covenants, conditions and restrictions of record; easements existing or of record; building, building line, and use or occupancy restrictions; acts done or suffered by Grantee; applicable ordinances of the City of Chicago; Special Taxes or assessments not yet levied; rights of way for drainage tiles, ditches, feeders and laterals.

COOK
CO. NO. 018
21136
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 25 '00 DEPT. OF REVENUE
P.B. 10776 149.00

327915
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 25 '00
P.B. 11427 274.50

087462
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 25 '00
P.B. 11187 900.00

087463
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 25 '00
P.B. 11187 217.50

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Restrictive Covenant Rider to Deed Dated May 19, 1989

 , ~~1988~~, between LaVivienda

Housing Dev. Corp., Grantor, and Edry Rodriguez

and Lucila Rodriguez, Grantee.

A restrictive covenant shall run with the property conveyed hereunder, as follows:

Grantee is required to own and occupy the property for five (5) years from the date of closing. In the event the Grantor sells the property or ceases to occupy the property with the aforementioned time period, Grantor shall be entitled to recapture a pro rata share of the difference between the actual sales price of the property when purchased from the Grantor and the appraised value of the property with improvements as determined by the Grantee's Lender's appraisal report as when purchased from the Grantor.

In the event an appraisal is not available on the property conveyed hereunder, a current appraisal on a similar property in close proximity may be used to determine the value of the property.

(Example: The property with improvements appraises at \$130,000.00. The actual sales price paid by the Buyer to the Seller was \$90,000.00. If the Buyer sells the property or ceases to occupy the property after two and a half (2.5) years, the Seller may require the Buyer to pay the Seller \$20,000.00, which equals the difference between the appraised value and the actual sales price, (\$40,000.00), divided in half because the Buyer has complied with the restrictive covenant for half of the time period required.)