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2001-02-13 13:22:06

Cook County Recorder

27.00

QUIT CLAIM DEED-CORPORATION

201-1404
THE GRANTOR, HOUSING AUTHORITY
OF RIVERDALE, an Illinois Municipal
Corporation, a 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, for and in consideration of
TEN AND NO/100 (\$10.00) DOLLARS
in hand paid, and pursuant to authority
given by the Board of Trustees of said
corporation, CONVEYS and QUIT
CLAIMS to



0010115131

Heritage Community Bank an Illinois Banking
Corporation,
18301 S. Halsted Street
Glenwood, Illinois 60425,

qualified to do business under and by virtue of the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 4th day of March, 1997, and known as Trust No. 604 (hereinafter referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

Lot 80 in Calumet Park View Subdivision of part of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to Conditions, Covenants, easements and other restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the

Box 64

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terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The property is to be used solely for the uses and purposes set forth in the Grantee's application on file with the VILLAGE OF RIVERDALE (the "Project"). The Project shall be completed no later than twelve (12) months after the delivery of this deed. The Grantee shall not discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease, rental or occupancy of the property. Failure to comply with this covenant shall cause all title, rights and interest in the property herein conveyed to revert to the RIVERDALE HOUSING AUTHORITY, and the Authority shall be entitled to recover all costs and expenses, including attorney's fees incurred in revesting title in the Authority. This Covenant shall run with the land and shall terminate five years (5) after the recording of this deed. This covenant shall be enforceable against the Grantee, its heirs, successors and assigns.

This covenant shall not be enforceable against any party to whom the Developer grants a mortgage or assigns the beneficial interest of a land trust as collateral for a loan.

Subject to conditions, covenants, easements and other restrictions of record.

Permanent Index No: 25-33-327-009-0000

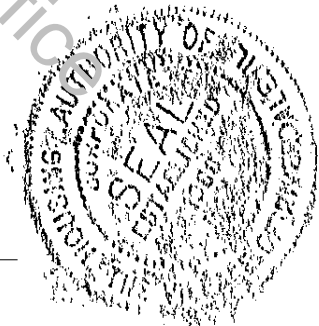
Commonly known as: 13725 South Atlantic Street, Riverdale, Illinois 60827

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 8th day of February, 2001.

HOUSING AUTHORITY OF RIVERDALE,
an Illinois Municipal Corporation

BY: Keith Egly
President

Attest: Adelle Swanson
Secretary



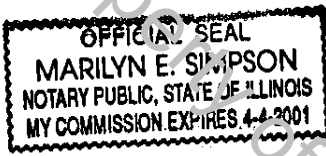
Exempt under provisions of Section 4,
Paragraph E, Real Estate Transfer Tax Act.
Date: 2/6/01
Buyer, Seller or Representative

UNOFFICIAL COPY

State of Illinois, County of Cook } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Keith Elzey**, personally known to me to be the President of the Housing Authority of Riverdale, an Illinois Municipal Corporation, and **Adelle J. Swanson**, personally known to me to be the Secretary of said Corporation, and personally known to me to be the same persons whose names are subscribed to the above and foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Trustees of said corporation as their 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 8TH day of FEBRUARY, 2001.



Marilyn E. Simpson
Notary Public

This Instrument was prepared by: Timothy C. Lapp, Attorney at Law, 16231 Wausau Avenue, South Holland, Illinois 60473

Send Recorded Deed To:

Timothy C. Lapp
16231 Wausau Avenue
South Holland, IL 60473

Send Tax Bills To:

Riverdale Redevelopment Corp.

Proprietary of Cook County Clerk's Office

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.

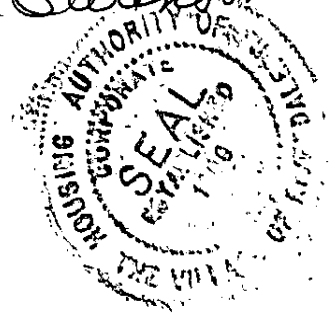
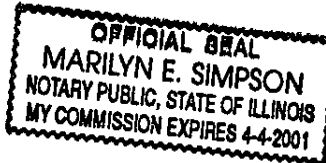
Dated: Feb. 8, 2001

Signature:

Heath Egan
Grantor or Agent
Michelle Seligson

Signed and Sworn to before me by the said GRANTORS this 8th day of FEBRUARY, 2001.

Marilyn E. Simpson
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 and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

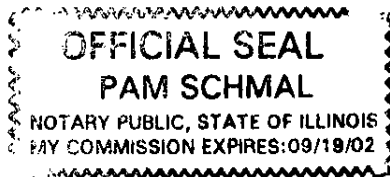
Dated: 2-9, 2001

Signature:

Pam Schmal
Grantee or Agent
for all

Signed and Sworn to before me by the said this 9 day of Feb., 2001

Pam Schmal
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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)