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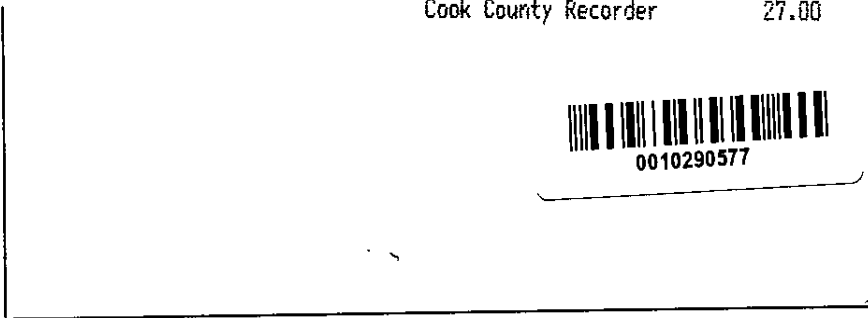
4/4/01 27 001 Page 1 of 4

2001-04-11 11:43:55

Cook County Recorder 27.00



QUITCLAIM DEED



(The Above Space For Recorder's Use Only)

3- [Signature]

DG

79-05-022

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), for and in consideration of Five Thousand Dollars and No/100 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to HELEN & EZEKIEL STEPHENS ("Grantee"), located at 4850 S. Lake Park, Chicago, IL 60615, pursuant to ordinance adopted by the City Council of the City of Chicago on November 15, 2000, all interest of Grantor in the following described real property ("Property"):

LOT 11 IN BLOCK 5 IN VAN VLISSINGEN HEIGHTS, BEING A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4, NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926, AS DOCUMENT 9286759, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-12-209-021

Volume: 255

Commonly Known Address: 2122 E. 97th Place, Chicago, IL

BOX 333-CTV

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Property of Cook County Clerk's Office

10-833 X08

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

**FIRST:** The Grantee shall rehabilitate the structure on the Property substantially in accordance with the plans set forth in its Preserving Communities Together Program (PCT) 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 February 23, 2001, 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 Developer determines after the closing that the rehabilitation of the building is economically unfeasible, the Developer shall promptly reconvey the Property to the City by special warranty deed. Adequate proof of such determination shall consist of a written report from a licensed professional in the construction field stating the reasons that the rehabilitation is unfeasible. Upon such determination, the Performance Deposit may be retained by the City in its sole discretion.

**SECOND:** Not later than seven (7) 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 ten ((10) days of the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

**THIRD:** Not later than 60 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 60 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,

# UNOFFICIAL COPY

by its Mayor and City Clerk, on or as of the 3 day of April 2001.

CITY OF CHICAGO, an Illinois municipal corporation

By: Richard M Daley  
RICHARD M. DALEY, Mayor

ATTEST:

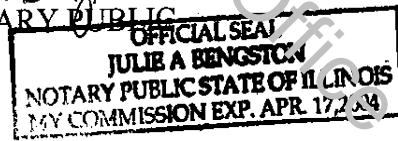
James J. Laski  
JAMES J. LASKI, City Clerk

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK    )

I, Julie Bengston a 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 3 day of April, 2001.

Julie A Bengston  
NOTARY PUBLIC



This instrument was prepared by: Andrea L. Yao  
Assistant Corporation Counsel

AFTER RECORDING, MAIL TO: HELEN & EZEKIEL STEPHENS  
4850 S. Lake Park, Chicago, IL 60615

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.

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Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
JAN 10 2010