

UNOFFICIAL COPY

0021395386

3877/0154 05 001 Page 1 of 4
2002-12-16 12:18:01
Cook County Recorder 30.00



0021395386

QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

4
D

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), for and in consideration of Two Hundred Fifty Dollars and No/100 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to MASSIMO MOLINARO ("Grantee"), located at 8413 Magnolia Street, St. John Indiana 46373, pursuant to ordinance adopted by the City Council of the City of Chicago on May 29, 2002, all interest of Grantor in the following described real property ("Property"):

LOT 24 IN BLOCK 4 IN THE RESUBDIVISION OF ALL THAT PART OF TAYLOR'S FIRST ADDITION TO SOUTH CHICAGO LYING EAST OF THE WEST 20 CHAINS THEREOF IN THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 26-08-103-042-0000

Volume: 298

Commonly Known Address: 9860 South Avenue J., Chicago, Illinois 60617

79-57-983 DG

Property of Cook County Clerk's Office

BOX 333-CT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 August 20, 2002, 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 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 twenty-one ((21) days of the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 90 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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

11/11/2011

Property of Cook County Clerk's Office