

# UNOFFICIAL COPY

Reserved for Recorder's Office

182  
STC# 30257  
TRUSTEE'S DEED



This indenture made this 13TH day of JUNE, 2003, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 27TH day of SEPTEMBER, 2000 and known as Trust Number 110868, party of the first part, and



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/14/2003 02:02 PM Pg: 1 of 3

JUAN MARQUEZ

whose address is :

party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LOT 47 IN BLOCK 3 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 16-02-311-002-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

3  
CE

STEWART TITLE OF ILLINOIS  
2 NORTH LASALLE STREET, SUITE 1920  
CHICAGO, IL 60602

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



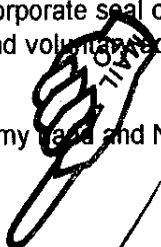
**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: Sheila Duerfat  
Assistant Vice President

State of Illinois  
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 13<sup>th</sup> day of JUNE, 2003.



Carolyn Pampenella  
NOTARY PUBLIC

PROPERTY ADDRESS:  
**1057 N. SPRINGFIELD**  
**CHICAGO, IL**

"OFFICIAL SEAL"  
CAROLYN PAMPENELLA  
Notary Public, State of Illinois  
My Commission Expires 9/21/03

**CITY OF CHICAGO**



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

JUN. 27. 03

# 0000006601

REAL ESTATE TRANSFER TAX
0 1800.00
FP 102807

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. Clark Street  
ML04LT  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ OR BOX NO. \_\_\_\_\_

CITY, STATE \_\_\_\_\_

MAILS TO:

**STATE OF ILLINOIS**



JUN. 27. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000012658

REAL ESTATE TRANSFER TAX
00240.00
FP 102804

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JUN. 27. 03

REVENUE STAMP

# 000012660

REAL ESTATE TRANSFER TAX
00120.00
FP 102810

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## DEED ADDENDUM

This Addendum is attached to and made a part of that certain Trustee's Deed, issued by Chicago Title Land Trust Company, not individually but as Trustee under Trust Agreement #1108868, to Juan A. Marquez, for the property at 1057 N/. Springfield, Chicago, Illinois.

1. It is a condition of this sale that Buyers will use this property as their principal residence for a period not less than three (3) years.
2. It is a condition of this sale that Buyers meet the income eligibility requirements established by the City of Chicago and the US Department of Housing and Urban Development to qualify as an initial homebuyer for the purchase of this property.
3. It is a condition of this sale that Buyer shall offer the rental unit, if any, at a rent that is affordable to a family earning not more than 115% of Area Median Income, adjusted for family size, as defined by the US Department of Housing and Urban Development. "Affordable" means that the unit cost does not exceed the fair market rent for the area, or cost the family occupying the unit more than 30% of their annual income. Notwithstanding this provision, Buyers shall use their best efforts to rent such units to families earning less than 80% of Area Median Income. Buyer shall verify rent levels to Seller at Seller's request, by presentation of a copy of the lease or a rent receipt.
4. If Buyer shall fail to comply with the above conditions, at Beneficiary's election, the property will revert back to the Beneficiary of the above-named trust.
5. This Deed Restriction shall expire of its own terms three (3) years after recording.