

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Roseland Christian Community
Homes Corporation

religious
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 the sum of
Ten and 00/100 DOLLARS,
and other good and valuable consideration, in hand paid,
and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to

Ann Burns
335 W. 108th St., Chicago, IL 60623

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

04029961

(The Above Space For Recorder's Use Only)

298

Permanent Real Estate Index Number(s): 25-21-207-015-0000

Address(es) of Real Estate: 21 W. 111th Place, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be
signed to these presents by its Roger Lefers President, and attested by its Roger Lefers Secretary, this 28th
day of November, 1994.

IMPRESS
CORPORATE SEAL
HERE

Roseland Christian Community Homes Corporation
(NAME OF CORPORATION)

BY Roger Lefers PRESIDENT

ATTEST: Roger Lefers SECRETARY

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 Roger Lefers personally known to
me to be the President of the Roseland Christian Community Homes Corporation

IMPRESS
NOTARIAL SEAL
HERE

and ROGER NEUSON 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 foregoing instrument, appeared
before me this day in person and severally acknowledged that as such
President and SECRETARY they signed and delivered the said instru-
ment and caused the corporate seal of said corporation to be affixed thereto,
pursuant to authority given by the Board of Directors 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 official seal, this 28th day of November, 1994

Commission expires 2/27 1997

This instrument was prepared by Maurice Williams, 10858 S. MAURICE WILLIAMS
(NAME AND ADDRESS)
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/27/95

AFIX "RIDERS" OR REVENUE STAMPS HERE

04029961

Section 4, of the Real Estate Transfer Tax Act.

MAIL TO:

ANN BURNS
(Name)
21 W. 111th Pl.
(Address)
CHICAGO ILL. 60628
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Ann Burns
(Name)
21 W. 111th Place
(Address)
Chicago, IL 60628
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

BOX 333-CTI

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WARRANTY DEED

Corporation to Individual

TO

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94, DEC -8 AM 11: 14

04029961

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

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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 11/30, 1994 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 30th day of November, 1994.

Notary Public Ann M. Panella

"OFFICIAL SEAL"
ANN M. PANELLA
Notary Public, State of Illinois
My Commission Expires 2/10/98

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 11-30, 1994 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 30th day of November, 1994.

Notary Public Ann M. Panella

"OFFICIAL SEAL"
ANN M. PANELLA
Notary Public, State of Illinois
My Commission Expires 2/10/98

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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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COOK COUNTY CLERK'S OFFICE
JAN 10 2010
11:00 AM
111 N. LAUREL ST. CHICAGO, IL 60602

COOK COUNTY CLERK'S OFFICE
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11:00 AM
111 N. LAUREL ST. CHICAGO, IL 60602

COOK COUNTY CLERK'S OFFICE

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04029961

EXHIBIT A

Lot 9 in the subdivision of Block 2 in First Addition to Pullman, being a Subdivision of the East 775.5 feet of the East 1/2 of the Northeast 1/4 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian, (except that part occupied by the Chicago and Western Indian Railroad) in Cook County, Illinois.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1994 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1994; terms and conditions of the "sweat equity" Contract made between the parties dated July 7, 1994.

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SWEAT EQUITY COVENANT

This agreement is made this 7th July, 1994 by and between Roseland Christian Community Homes Corporation ("RCCHC") and ANN BURNS ("Purchaser").

WITNESSETH, that the parties hereto have heretofore entered into a "Sweat Equity Contract" as a condition of Purchasers acceptance by RCCHC into RCCHC's rehabilitation purchase program ("Adopt-A-Home Program").

The Adopt-A-Home Program is a cooperative program whereby the adopting home family works together with RCCHC in rehabbing the home they will purchase. In addition, the adopting home family agrees to aid RCCHC in its christian cause by assisting other adopting home families with the rehab of their respective homes.

WHEREAS, the parties agree as follows:

The conveyance of the real estate commonly known as 21 West 111th Place CHICAGO, ILLINDIS 60628 and described as:

LOT 9 IN THE SUBDIVISION OF BLOCK 2 IN FIRST ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 775.5 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OCCUPIED BY THE CHICAGO AND WESTERN INDIANA RAILROAD), ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1882, AS DOCUMENT NUMBER 404360, IN COOK COUNTY, ILLINOIS

P.I.N. 25-21-207-015-0000

(the "Property") is hereby made subject to the Purchaser's compliance with the terms and provisions of the Sweat Equity Contract made between Purchaser and RCCHC dated July 7, 1994 which is incorporated herein by this reference.

In the event that the Purchaser fails to comply with the terms and provisions of the Sweat Equity Contract, in the sole discretion of RCCHC, the title to the real estate shall revert to RCCHC upon RCCHC recording in the Office of the Recorder of Deeds of Cook County, Illinois within two years of the date hereof a declaration of reversion signed by RCCHC. Such declaration shall be conclusive as to the reversion of such title, and upon such reversion, title to the real estate shall be fully vested in RCCHC subject to only those matter affecting title at the date hereof, the then outstanding mortgage described below and real estate taxes. In all other respects, the title of RCCHC upon such reversion shall terminate all other rights or interests of the Purchaser and other persons claiming by, through or under them in the real estate. In the event that no such declaration of reversion is so recorded by RCCHC within such period, the rights of reversion in RCCHC under this paragraph shall terminate and the real estate shall no longer be subject to such right of reversion.

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During the period of ten (10) years following the date of this covenant, the Purchaser shall not sell or otherwise encumber or transfer the real estate without the written consent of the RCCHC first obtained. Such consent shall not be unreasonably withheld or delayed, but shall only be given in those instances where, in the sole discretion of RCCHC, the Purchaser is selling the real estate at its fair market value. In the case where the Purchaser is selling the real estate and the RCCHC has consented thereto as contemplated by this paragraph, from the proceeds of such sale, the RCCHC shall receive one-half (1/2) thereof after payment of the mortgage described below and the costs of sale, including, but not limited to, broker's commissions, real estate tax proration over and above any tax reserves held by the below named mortgagee, title insurance expenses, transfer taxes payable by the seller, surveyor's fees and reasonable attorney's fees for such transaction.

The terms of this Covenant shall be junior and subordinate to the lien of First National Bank of Evergreen Park evidenced by that certain Mortgage _____ and recorded as Document No. _____ in the office of the Cook County Recorder of Deeds

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their respective seals this _____ day of _____, 1994.

ROSELAND CHRISTIAN COMMUNITY
HOMES CORPORATION

By: _____

PURCHASER

Prepared by:

Earl A. Talbot
HODGENDORN, TALBOT, DAVIDS,
GODFREY & MILLIGAN
122 S. Michigan Avenue
Suite 1220
Chicago, Illinois 60603

FILE: SWEATCOV.WPS

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