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Doc#: 0422934105  
Eugene "Gene" Moore Fee: \$36.50  
Cook County Recorder of Deeds  
Date: 08/16/2004 04:03 PM Pg: 1 of 7

**QUITCLAIM DEED**

(The Above Space For Recorder's Use Only)

**CITY OF CHICAGO**, an Illinois municipal corporation ("Grantor") for and in consideration of ONE AND NO/100 DOLLARS (\$1.00 ) conveys and quitclaims to **Deliverance Temple Church of the Apostolic Faith**, having its principle offices at 4014 West 15<sup>th</sup> Street/1455-57 South Komensky, Chicago, Illinois, pursuant to ordinance adopted by the City Council of the City of Chicago on February 11, 2004, all interest and title of Grantor in the real property legally described and identified on Exhibit A attached hereto ("Property").

This Quitclaim Deed is subject to the following conditions and covenants which are a part of the consideration for the Property and which are to be taken and construed as running with the land and binding on Grantee's successors and assigns. Except as otherwise defined herein, all words with initial capitals shall have the meaning as defined in that certain Agreement for the Sale and Redevelopment of Land entered into by Grantor and Grantee on or as of June 28, 2004, ("Agreement").

**FIRST:** Grantee shall apply for building permits prior to the date of conveyance and Grantee shall commence construction of the Improvements within six (6) months of the date of conveyance, and shall complete the construction of the Improvements in accordance with the terms and conditions of the Agreement within twelve (12) months of the date of conveyance.

**SECOND:** Grantee shall not engage in any financing or other transaction which creates a lien or encumbrance on the Property, except for the purpose of obtaining: (a) funds

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necessary to acquire the Property and construct the Improvements; or (b) funds necessary for architects, surveyors, appraisers, environmental consultants or attorneys in connection with the Project.

**THIRD:** Grantee shall not sell, convey or assign the Property or any part thereof or any interest therein, except in accordance with Section 5 of the Agreement, without the prior written consent of Grantor.

**FOURTH:** Grantee shall not discriminate based upon race, religion, color, sex, national origin or ancestry, age or handicap, sexual orientation, military status or source of income in the sale, lease, rental use or occupancy of the Property.

The covenants numbered FIRST, SECOND and THIRD shall terminate on the date Grantor issues a Certificate of Completion. The covenant numbered FOURTH shall remain in effect without any limitation as to time.

In the event that prior to the issuance by Grantor of a Certificate of Completion, Grantee defaults in any manner described in Section 6.3 of the Agreement and does not cure or remedy the default within the time provided for in the Agreement, Grantor may re-enter and take possession of the Property and terminate the estate conveyed by this Deed, and such right, title and interest of Grantee in and to the Property shall revert to Grantor. Notwithstanding the foregoing, the re-vesting of title in Grantor shall be limited by, and shall not defeat or render invalid, any mortgage lien authorized by the Agreement. This right of reverter and re-entry shall terminate upon the issuance of a Certificate of Completion.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by its Mayor and City Clerk, this 13 day of August, 2004.

CITY OF CHICAGO,  
an Illinois municipal corporation

By: Richard M Daley  
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski  
JAMES J. LASKI, City Clerk

This instrument was prepared by:

Andrea L. Yao  
Assistant Corporation Counsel  
30 North LaSalle Street  
Suite 1610  
Chicago, Illinois 60602  
312/744-1826

MAIL to  
LISA KRITZ  
954 W. WASHINGTON ST  
CHICAGO, IL



[H:Deliverance Temple]

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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

Julie A Bengton, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James V. 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 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 13 day of August, 2004.

Julie A Bengton  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

#### LOT 1

LOT 47 IN BLOCK 7 IN OUR HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST (EXCEPT THE NORTH 50 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-229-003

Common Address: 1505 SOUTH KARLOV  
CHICAGO, ILLINOIS

#### LOT 2

LOTS 45 IN BLOCK 7 IN OUR HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 50 ACRES THEREOF), IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-229-004 (part)

COMMON ADDRESS: 1511 SOUTH KARLOV

#### LOT 3

LOT 10 IN BLOCK 6 IN OUR HOME ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST 1/4, OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST, (EXCEPT THE NORTH 50 ACRES THEREOF) OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-228-026

COMMON ADDRESS: 1522 SOUTH KARLOV

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LOT 4

LOT 43 IN BLOCK 7 IN OUR HOME ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE EAST ½ OF THE NORTHEAST ¼ SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-229-006

COMMON ADDRESS: 1515-1517 S. KARLOV

LOT 5

LOT 44 IN BLOCK 7 IN OUR HOME ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE EAST ½ OF THE NORTHEAST ¼ SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-229-005

COMMON ADDRESS: 1513 S. KARLOV

LOT 6

LOT 3 IN BLOCK 6 IN OUR HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-228-019

COMMON ADDRESS: 1504 S. KARLOV

LOT 7

LOT 5 IN BLOCK 6 IN OUR HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-22-228-021

COMMON ADDRESS: 1510 S. KARLOV

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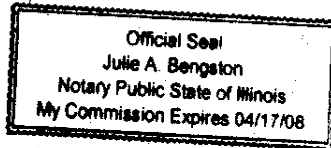
## STATEMENT BY GRANTOR AND GRANTEE

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 August 13, 2004

Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
this 13 day of August, 2004



Notary Public Julie A. Bengston

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

Dated July 16, 2002

Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
this 16 day of July, 2002



Notary Public Stephen Brennan

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)