

This document prepared and after recording, mail to: Latin United Community

Housing Association
3541 W North Ave
Chicago, IL 60647

Property Identification No.:
Unit -> 20154030361005

Property Address:
6049 S Eberhart #1N
Chicago, Illinois

Garage 20154030361007

This space reserved for Recorder's use only



Doc#: 0502714139
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 01/27/2005 11:48 AM Pg: 1 of 3

EXHIBIT B

RECAPTURE AGREEMENT

This RECAPTURE AGREEMENT (this "Agreement") dated as of the 19 day of November, 2004, made by Ivy Hall (the "Owner") whose address is 2805A S. Michigan Ave, Chicago, Illinois, in favor of Latin United Community Housing Ass ("Grantor") whose address is 3541 W North Ave Chicago, Illinois;

WITNESSETH:

WHEREAS, the Owner is the holder of legal title to improvements and certain real property commonly known as 6049 S. Eberhart Unit 1N, Illinois (the "Residence"), legally described in **Exhibit A** attached to and made a part of this Agreement; and

WHEREAS, Grantor has agreed to make a grant to the Owner in the amount of three Thousand (\$ 3000-) (the "Grant"), the proceeds of which are to be used for down payment and closing cost assistance; and

WHEREAS, as an inducement to Grantor to make the Grant, the Owner has agreed to provide this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. **Incorporation.** The foregoing recitals are made a part of this Agreement.
2. **Restrictions.** As a condition of the Grantor's making of the Grant, the Owner agrees that if [(i)] the Residence is sold or otherwise transferred within five (5) years of the date of this Agreement, other than by will, inheritance or by operation of law upon the death of a joint tenant Owner, [or (ii) the Owner ceases to occupy the Residence as [his][her][their] principal residence within this five (5) year period, the Owner shall pay to Grantor the amount of the Rehabilitation Grant reduced by twenty percent (20%) for each full year that the Owner has

Box 15

TICOR TITLE INSURANCE

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occupied the Residence ("Repayment Portion").

3. **Covenants to Run With the Land; Termination.** The agreements set forth in this Agreement shall encumber the Residence and be binding on any future owner of the Residence and the holder of any legal, equitable or beneficial interest in it for the term of this Agreement. This Agreement shall automatically terminate as of the fifth (5th) annual anniversary of its date.

4. **Amendment.** This Agreement shall not be altered or amended without the prior written approval of the Grantor.

IN WITNESS WHEREOF, the Owner has executed this Agreement.

OWNER:

[Signature]

STATE OF ILLINOIS

COUNTY OF Cook

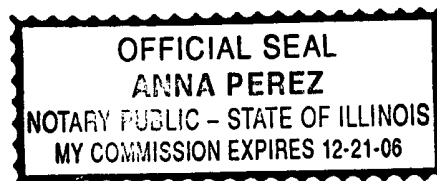
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SS
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ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, certify that Ivy Hall [and _____], who [is][are] personally known to me to be the same person[s] whose names [is][are] subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that [he][she][they] signed and delivered the said instrument as [his][her] [their] free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of November, 2007.

[Signature]
Notary Public



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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000549716 OC

STREET ADDRESS: 6049 S. EBERHART

1

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 20-15-403-036-1005

LEGAL DESCRIPTION:

UNITS 6049-1 AND G-1 IN EBERHART MANOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAINING LOTS OR PARTS THEREOF IN JOHN J. MITCHELL'S SOUTH PARK SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00257083, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

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