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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/02/2005 11:42 AM Pg: 1 of 4

Property of Cook County Clerk's Office

- DEED
- MORTGAGE
- ASSIGNMENT
- POWER OF ATTORNEY
- RELEASE
- Agreement

RETURN TO:

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M.G.R. TITLE

This document prepared and after recording, mail

to: Latin United Community Housing Assoc
3541 W. North Avenue
Chicago, Illinois 60647

This space reserved for Recorder's use only

Property Identification No.:

Property Address:
5954 Winthrop Ave
Chicago, Illinois

2001710-111C
30F3-10

EXHIBIT B

RECAPTURE AGREEMENT

This RECAPTURE AGREEMENT (this "Agreement") dated as of the 26 day of May, 2005, made by Hermin Silva (the "Owner") whose address is 5954 Winthrop Ave. W Chicago, Illinois, in favor of Latin United Community Housing Assoc. ("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 _____, 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 00 (\$3,000) (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

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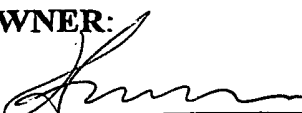
occupied the Residence ("Repayment Portion").

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:



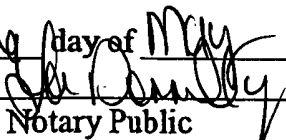
STATE OF ILLINOIS)

COUNTY OF Cook) SS

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, certify that Herman Silva [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 29 day of May, 2005.



Notary Public



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UNITS 5954-1W, IN THE EDGEWATER TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 AND THE NORTH 30 FEET OF LOT 12 IN BLOCK 13 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND EXCEPT RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0402931049, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #: 14-05-212-031-0000; 14-05-212-032-0000

Commonly known as: 5352 60 N. WINTHROP UNIT #5954-1W
CHICAGO, Illinois 60660

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