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0518214158

This document prepared and after recording, mail to: Latin United Community Housing Assoc
3541 W. North Avenue
Chicago, Illinois 60647

Doc#: 0518214158
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2005 10:45 AM Pg: 1 of 3

Property Identification No.:
20351150190000
Property Address: 8144
S. Drexel Unit 10
Chicago, Illinois 60647

EXHIBIT B

RECAPTURE AGREEMENT

This RECAPTURE AGREEMENT (this "Agreement") dated as of the _____ day of _____, 2005, made by Kimberly Brown (the "Owner") whose address is 8144 S. Drexel Unit 10 Chicago, Illinois, in favor of Latin United Community Housing Association ("Grantor") whose address is 3541 W. North Ave Chicago, Illinois; 60647

WITNESSETH:

WHEREAS, the Owner is the holder of legal title to improvements and certain real property commonly known as 8144 S. Drexel Unit 10 Chicago, 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 dollars (\$3,000.00) (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

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:

[Handwritten Signature]

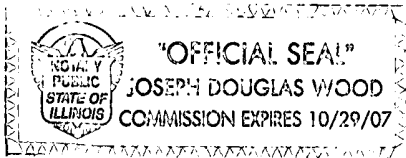
STATE OF ILLINOIS)

COUNTY OF COOK) SS

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, certify that KIMBERLY BROWN [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 10 day of JUNE, 2008



[Handwritten Signature]
Notary Public

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ORDER NUMBER: 2000 000566867 CH

STREET ADDRESS: 8144 S. DREXEL UNIT #8144-1

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 20-35-115-019-0000

LEGAL DESCRIPTION:

UNIT NUMBER 8144-1 IN THE CHATHAM COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13, 14 AND 15 AND THE NORTH 10.30 FEET OF LOT 16 IN CALVIN B. BEACH'S RESUBDIVISION OF LOTS 1 TO 46 BOTH INCLUSIVE IN BLOCK 133 IN CORNELL, BEING A SUBDIVISION OF PART OF SECTION 35, TOWN 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2004 AS DOCUMENT NUMBER 0416110061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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