



Doc#: 0519540006
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 07/14/2005 08:22 AM Pg: 1 of 3

This document prepared
and after recording, mail
to: Latin United Community
Housing Association
3541 W. North Ave
Chicago, IL 60647
Property Identification No.:
19144040421008
Property Address: 5920
S. Kedzie Ave. Unit 8
Chicago, Illinois 60629

This space reserved for Recorder's use only

EXHIBIT B

RECAPTURE AGREEMENT

This RECAPTURE AGREEMENT (this "Agreement") dated as of the 16 day of JUNE, 2005, made by Ricardo Batres (the "Owner") whose address is 5920 S. Kedzie Unit 8 Chicago, Illinois, in favor of Latin United Community Housing ("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 5920 S. Kedzie Unit 8 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

Attorneys' Title Guaranty Fund, Inc.
33 N. Dearborn, Suite 650
Chicago, Illinois 60602-3104
(312) 372-1735

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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:

Ricardo Batres

STATE OF ILLINOIS

COUNTY OF Cook

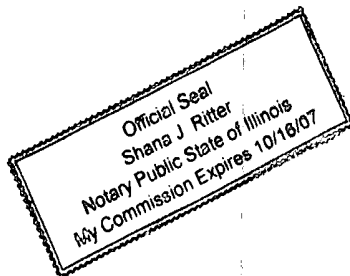
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ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, certify that Ricardo Batres [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 16 day of June, 2005.

Shana J Ritter
Notary Public



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LEGAL DESCRIPTION:

UNIT NUMBER 8 AND PARKING UNIT P3 IN KEDZIE CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 319 TO 322 IN 1ST ADDITION TO BURR ELLYN, A
RESUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 9 AND 10 IN BLOCK 1 IN WILSON F. CONOVAR'S
SUBDIVISION OF BLOCKS 1, 7 AND 8 IN JAMES WEBB'S SUBDIVISION OF
THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT 09206770
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-14-404-042-1008
19-14-404-042-1024

ADDRESS OF PROPERTY: 5920 S. KEDZIE #8, CHICAGO, IL 60629