

UNOFFICIAL COPY



This document prepared
and after recording, mail to:
Illinois Community Action Association
3435 Liberty Drive
Springfield, Illinois 62674
Property Identification No.:
16-09-216-046-0000
Property Address: 508 N.
LEAMINGTON AVE
CHICAGO, Illinois

Doc#: 0521634018
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 08/04/2006 08:39 AM Pg: 1 of 3



RECAPTURE AGREEMENT

THIS RECAPTURE AGREEMENT (this "Agreement") dated as of the 3rd day of December, 2004 made by ULUS BROOKS SR. (the "Owner") whose address is 508 N. LEAMINGTON AVE, CHICAGO, Illinois, in favor of **ILLINOIS COMMUNITY ACTION ASSOCIATION** ("Grantor") whose address is 3435 Liberty Drive, Springfield, Illinois;

WITNESSETH:

WHEREAS, the Owner is the holder of legal title to improvements and certain real property commonly known as 508 N. LEAMINGTON AVE CHICAGO, Illinois (the "Residence"), legally described in Exhibit 1 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 (not to exceed \$5,000) THREE THOUSAND NINE HUNDRED NINETY ONE DOLLARS (\$3,991.00) (the "Grant"), the proceeds of which are to be used for the weatherization and rehabilitation of the Residence; 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 occupied the Residence ("Repayment Portion").
- 3. Violation of Agreement by Owner.** Upon violation of any of the provisions of this Agreement by the Owner, Grantor shall give notice of such violation to the Owner as provided in this Agreement. Upon such default Grantor may:
 - a) Declare any Repayment Portion immediately due and payable; and/or
 - b) Exercise such other rights or remedies as may be available to Grantor under this Agreement, at law or in equity.

No delay on the part of the Grantor in exercising any rights under this Agreement, failure to exercise such rights or exercise of less than all of its rights under this Agreement shall operate as a waiver of such rights. Grantor's remedies are cumulative and the exercise of

UNOFFICIAL COPY

one shall not be deemed an election of remedies, nor foreclose the exercise of Grantor's other remedies.

4. **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.

5. **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:

Ulus Brooks Sr

STATE OF ILLINOIS)

) SS

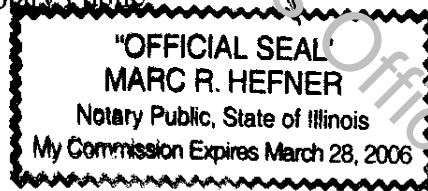
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, certify that Ulus Brooks Sr [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 3RD day of SEPTEMBER, 2004

Marc R. Hefner
Notary Public



LEGAL DESCRIPTION:

JOB NUMBER: 05-1426

ACTUAL AMOUNT: 3,991.07

UNOFFICIAL COPY

David D. Orr

Clerk of Cook County

COUNTY OF COOK MAP DEPARTMENT

Date: 03-29-2005

THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:

16 - 09 - 216 - 046 - 0000

BEARS THE FOLLOWING LEGAL DESCRIPTION:

LOT 18 IN BLOCK 2 IN WALLER'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



Fee: \$5.00

A handwritten signature in black ink, appearing to read "Paul L. J.", is written over a horizontal line.

Supervisor of Maps and Plats

Property of Cook County Clerk's Office