



This Mortgage was prepared by Tracy Shine, Esq After recording, return to: Carmen Zachery, Single Family Department Illinois Housing Development Authority 401 N. Michigan Avenue, Ste. 900 Chicago, Illinois 60611 Property Identification No.: 16-23-206-026-0000 Property Address: 1216 S. Sawyer Avenue Chicago, Illinois 60623

Doc#: 0622812062 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/16/2006 12:11 PM Pg: 1 of 4

STF-2099

RECAPTURE AGREEMENT

This RECAPTURE AGREEMENT (this "Agreement") dated as of the 9th day of August, 2006, made by Marilyn Collins (the "Owner") whose address is 1216 S. Sawyer, Chicago, Illinois, in favor of ILLINOIS HOUSING DEVELOPMENT AUTHORITY, a body politic and corporate of the State of Illinois ("Grantor") whose address is 401 North Michigan Avenue, Chicago, Illinois 60611;

WITNESSETH:

WHEREAS, the Owner is the holder of legal title to improvements and certain real property commonly known as 1216 S. Sawyer, 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 and No/100 Dollars (\$3,000.00) (the "Grant"), the proceeds of which are to be used for the closing cost and down payment; 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 her 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").

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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 Grantor in exercising any rights under this Agreement, failure to exercise such rights or the 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 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.

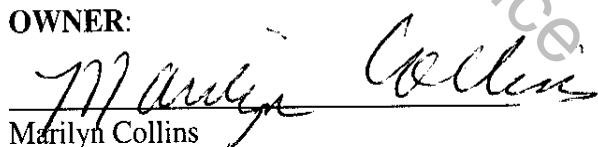
a) The agreements set forth in this Agreement shall encumber the Residence and be binding on any future owner of the Residence and the holder of any legal, equitable or beneficial interest in it for the term of this Agreement. This Agreement shall automatically terminate as of the fifth (5th) annual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

b) Upon foreclosure by any senior mortgage lender, this Agreement and all restrictions contained herein shall become null and void and be of no further force and effect.

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:


Marilyn Collins

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, certify that Marilyn Collins, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of August, 2006.



Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF RESIDENCE

LOT 45 IN SUB-BLOCK 1 IN BLOCK 2 IN PRESCOTT'S DOUGLAS PARK
ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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