

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY:

Arthur Dolinsky  
Senior Counsel  
Real Estate and Land Use Division  
City of Chicago, Department of Law  
121 North LaSalle Street, Room 600  
Chicago, Illinois 60602  
(312) 744-1041

Doc#: 0636118114 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2006 03:37 PM Pg: 1 of 5

## QUITCLAIM DEED

Grantor, the **CITY OF CHICAGO**, an Illinois municipal corporation ("Grantor"), having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602, for and in consideration of One and no/100 dollar (\$1.00), conveys and quitclaims, pursuant to ordinance adopted October 10, 2002 (C.J.P., pp. 94540-49), to **East Garfield Park, LLC**, an Illinois limited liability company ("Grantee"), having its principal office 1935 West Fulton Street, Chicago, Illinois 60612, all interest and title of Grantor in the following described real property ("Property"):

LOT 12 IN REED AND MINER'S SUBDIVISION OF LOT 24 AND THE SOUTH ½ OF LOT 23 IN LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF LOT 12 TAKEN FOR OPENING AND WIDENING W. WASHINGTON BOULEVARD.)

Commonly known as: 3047 W. Washington Boulevard, Chicago, IL  
Permanent Index Number: 16-12-325-005-0000(PART OF)

Further, this quitclaim deed ("Deed") is made and executed upon, and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being a part of the consideration for the Property and are to be taken and construed as running with the land, and Grantee hereby binds itself and its successors, assigns, grantees and lessees to these covenants and conditions, which covenants and conditions are as follows:

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL STATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b) and 35 ILCS 200/31-45(e); AND EXEMPT UNDER SECTIONS 3-33-060.B. and 3-33-060.E. OF THE MUNICIPAL CODE OF CHICAGO.

Buy 401 ←

# UNOFFICIAL COPY

**FIRST:** Grantee shall devote the Property only to the uses authorized by Grantor and specified in the applicable provisions of: (i) The New Homes For Chicago Program, approved by the City Council of the City of Chicago by ordinance adopted June 7, 1990, as amended ("Program"), (ii) that certain New Homes for Chicago project ordinance adopted by the City Council of the City of Chicago on October 2, 2002 and published in the Journal of Proceedings of the City Council of the City of Chicago on such date at pages 94540-49 (the "Project Ordinance") and (iii) that certain agreement known as "Redevelopment Agreement, New Homes For Chicago Program, East Garfield Park, LLC" entered into between Grantor and Grantee as of May 2, 2006 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on May 3, 2006 as document #0612318064 ("Agreement"). Specifically, in accordance with the terms of the Agreement, Grantee shall construct a single family home ("Single Family Home") or two-flat building ("Two-flat Building") on the Property to be sold to the initial homebuyer for a price not to exceed the ceiling base price (excluding options or extras) of \$185,000 (in the event the housing unit is a Single Family Home) and \$265,000 (in the event the housing unit is a Two-flat Building); all as further described in Section 5.1 of the Agreement. Furthermore, as a condition for Grantee's conveyance of a Single Family Home or Two-flat Building to the initial homeowner, the initial homeowner must execute a mortgage in favor of the City of Chicago and in accordance with the Agreement and Sections 4 and 5 of the Project Ordinance.

**SECOND:** Grantee shall pay real estate taxes and assessments on the Property or any part thereof when due. Prior to the issuance by Grantor of a Certificate of Compliance (as hereafter defined) with regard to the Property, Grantee shall not encumber the Property, or portion thereof, except to secure financing solely to obtain the First Mortgage (as such term is defined in the Agreement). Grantee shall not suffer or permit any levy or attachment to be made or any other encumbrance or lien to attach to the Property or portion thereof until Grantor issues a Certificate of Compliance with respect to the completion of the Single Family Home or Two-flat Building, as the case may be, on the Property (unless Grantee has taken such appropriate action to cause the Title Company (as such term is described in the Agreement) to insure over any title encumbrances caused by such liens or claims).

**THIRD:** Grantee shall construct the Single Family Home or Two-flat Building, as the case may be, on the Property in accordance with the terms of the Agreement. Grantee shall diligently proceed with the construction of such Single Family Home or Two-flat Building to completion, which construction shall commence within three (3) months from the date of conveyance of the Deed by Grantor to Grantee, and shall be completed by Grantee within the time frame described in the Agreement.

**FOURTH:** Until Grantor issues the Certificate with regard to the completion of the Single Family Home or Two-flat Building, Grantee shall have no right to convey any right, title or interest in the Property without the prior written approval of Grantor, excepting as provided for in Section 8.2 of the Agreement.

**FIFTH:** Grantee agrees for itself and any successor in interest not to discriminate based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, gender identity, sexual orientation, military discharge status, parental status, marital status or source of income in the sale of the Single Family Home or Two-flat Building improving the Property.

# UNOFFICIAL COPY

**SIXTH:** Grantee shall comply with those certain employment obligations described in Section VII of the Agreement.

The covenants and agreements contained in the covenant numbered **FIFTH** shall remain without any limitation as to time. The covenants and agreements contained in covenants numbered **FIRST, SECOND, THIRD, FOURTH** and **SIXTH** shall terminate on the date Grantor issues the Certificate of Compliance with respect to the Property upon which the pertinent Single Family Home or Two-flat Building is constructed, except that the termination of the covenant numbered **SECOND** shall in no way be construed to release Grantee from its obligation to pay real estate taxes and assessments on the Property or any part thereof.

In the event that subsequent to the conveyance of the Property and prior to delivery of the Certificate of Compliance by Grantor with regard to the completion of the Single Family Home or Two-flat Building on the Property, Grantee defaults in or breaches any of the terms or conditions described in Section 6.3(b) of the Agreement or covenants **FIRST** and **THIRD** in the Deed which have not been cured or remedied within the period and in the manner provided for in the Agreement, Grantor may re-enter and take possession of the Property or portion thereof, terminate the estate conveyed by the Deed to Grantee as well as Grantee's right of title and all other rights and interests in and to the Property conveyed by the Deed to Grantee, and revert title in said Property or portion thereof with the City; provided, however, that said reversion of title in the City shall always be limited by, and shall not defeat, render invalid, or limit in any way, the lien of the First Mortgage (as defined in the Agreement) for the protection of the holders of the First Mortgage. The Property shall thereafter be developed in accordance with the terms of the Program and the Agreement, including but not limited to Section 6.3(d) of the Agreement.

Notwithstanding any of the provisions of the Deed or the Agreement, including but not limited to those which are intended to be covenants running with the land, the holder of the First Mortgage or a holder who obtains title to the Property as a result of foreclosure of the First Mortgage shall not be obligated by the provisions of the Deed or the Agreement to construct or complete the construction of the pertinent Single Family Home or Two-flat Building or guarantee such construction or completion, nor shall any covenant or any other provision in the Deed or the Agreement be construed to so obligate such holder. Nothing in this section or any section or provision of the Agreement or the Deed shall be construed to permit any such holder to devote the Property or any part thereof to a use or to construct improvements thereon other than those permitted in the Program.

In accordance with Section 4.8 of the Agreement, after the substantial completion of construction of the Single Family Home or Two-flat Building, as the case may be, improving the Property (as evidenced by, and based solely on, the issuance of the Conditional Certificate or Final Certificate by the Inspector), and provided that Developer has performed all of its other contractual obligations pursuant to the provisions contained in the Agreement and the objectives of the Program, Grantor shall furnish Grantee with an appropriate instrument in accordance with the terms of the Agreement ("Certificate of Compliance"). The Certificate of Compliance shall be issued by the City as a conclusive determination of satisfaction and termination of the



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

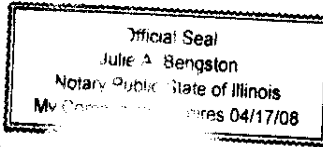
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 22, 2006

Signature Arthur S. Dolinsky  
Grantor or Agent  
Arthur Dolinsky  
Senior Counsel

Subscribed and sworn to before me  
this 22<sup>nd</sup> day of December, 2006

Julie A. Bengston  
Notary Public



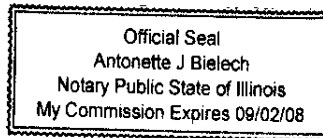
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 26, 2006

Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 26 day of December, 2006

Antonette J. Bielech  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)