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Doc#: 0719711050 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2007 11:11 AM Pg: 1 of 4

This Recapture Agreement
was prepared by: Tracy Shine, Esq.
After recording, return to:
Carmen Zachery,
Single Family Department
Illinois Housing Development
Authority
401 N. Michigan Ave., Ste. 700
Chicago, IL 60611
Property Identification No.:
15-14-118-003-0000
Property Address:
612 W. Legion
Maywood, IL

STF-2534 LUCIA Single Family

FIRST AMERICAN TITLE

ORDER # 1448001
5/5

RECAPTURE AGREEMENT

This **RECAPTURE AGREEMENT** (this "Agreement") dated as of the 19th day of June, 2007, made by Oscar Morales (the "Owner") whose address is 612 W. Legion, Maywood, Illinois, in favor of ILLINOIS HOUSING DEVELOPMENT AUTHORITY ("Grantor") whose address is 401 N. Michigan, Suite 700, Chicago, Illinois;

WITNESSETH:

WHEREAS, the Owner is the holder of legal title to improvements and certain real property commonly known as 612 W. Legion, Maywood, 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 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 inheritance to a co-owner of the Residence or by operation of law upon the death of a joint tenant Owner, or (ii) the Owner ceases to occupy the Residence as his principal residence within this five (5) year period, the Owner shall pay to Grantor the entire amount of the Grant ("Repayment").

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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 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

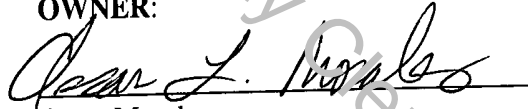
No delay on the part of Grantor in exercising any rights under this Agreement, failure to exercise such rights or the exercise of less than all of its rights under this Agreement shall operate as a waiver of such rights. Grantor's remedies are cumulative and the exercise of one shall not be deemed an election of remedies, nor foreclose the exercise of Grantor's other remedies.

4. **Covenants to Run With the Land; Termination.** 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:


Oscar Morales

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Exhibit A – Recapture Agreement

Legal Description of Residence

LOTS 1, 2, 3, 4, 5, (EXCEPT THE WEST 64 FEET THEREOF, AND EXCEPT THE EAST 30 FEET OF SAID LOTS TAKEN AS A TRACT), IN BLOCK 145 IN MAYWOOD, IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 Oscar Morales, who are 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 he signed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2007.



Carolyn M. De Santis

 Notary Public

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