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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0728233204D

Doc#: 0728233204 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2007 01:41 PM Pg: 1 of 5

ST5100738 CTCC DI Ran/Walter Dofe

THE GRANTOR(S), JUAN MENDEZ and NORMA E. NAVARRO FIGUEROA, husband and wife, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to NHS REDEVELOPMENT CORPORATION, an Illinois not for profit corporation (GRANTEE'S ADDRESS) 11001 SOUTH MICHIGAN AVENUE, CHICAGO, Illinois 60628 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

AS PER ATTACHED.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, mortgage or trust deed specified below, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-35-417-078-1006

Address(es) of Real Estate: 1756 NORTH KEDZIE, UNIT F, CHICAGO, Illinois 60647

Dated this 2 day of October, 2007

x Juan Mendez
JUAN MENDEZ



Norma E Navarro Figueroa
NORMA E. NAVARRO FIGUEROA



5hc

Box 400-CTCC

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JUAN MENDEZ and NORMA E. NAVARRO FIGUEROA, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of October, 2007





(Notary Public)


Prepared By: DANIEL POMERANTZ
1034 1/2 Lake St. - Suite 203
Oak Park, Illinois 60301
*1 South Dearborn Ste 2100
Chicago, IL 60603*

Mail To:
MARILYN J. WOOD
39 SOUTH LASALLE STREET
CHICAGO, Illinois 60603

Name & Address of Taxpayer:
NHS REDEVELOPMENT CORPORATION, an Illinois not for profit corporation
11001 SOUTH MICHIGAN AVENUE
CHICAGO, Illinois 60628

STATE TAX  OCT.-5.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000008470	REAL ESTATE TRANSFER TAX
		0015150
		FP 103024

COUNTY TAX  OCT.-5.07 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000006527	REAL ESTATE TRANSFER TAX
		0007575
		FP 103022

CITY TAX  OCT.-5.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000005775	REAL ESTATE TRANSFER TAX
		0113625
		FP 103023

Property of Cook County Clerk's Office

UNOFFICIAL COPY**STREET ADDRESS:** 1756 N. KEDZIE #F**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-35-417-078-1006**LEGAL DESCRIPTION:**

UNIT NUMBER F IN THE KEDZIE TOWNHOMES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

PARCEL 1: LOTS 1 AND 2 IN SUBDIVISION OF THAT PART SOUTH OF THE RAILROAD RIGHT OF WAY OF LOTS 1 AND ALL OF LOTS 2, 3, 5, 6, 7, AND 8 OF BLOCK 13 OD E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, AND

PARCEL 2: "ALL THAT PORTION OF THE SOUTH 28.0 FEET OF THE NORTH 50.0 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH IS NOT AT PRESENT DEDICATED AS A PUBLIC STREET" LYING BETWEEN THE NORTHERLY EXTENSIONS OF THE WEST AND EAST LINE OF LOT 1 IN BLOCK 143 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0536319064, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

UNOFFICIAL COPYEXHIBIT ONE**ASSIGNMENT OF PURCHASE OPTION**

This ASSIGNMENT OF PURCHASE OPTION ("Assignment") is made as of the 30th day of July, 2007, by and between the CITY OF CHICAGO, an Illinois municipal corporation ("Assignor"), having its principal offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, and NHS REDEVELOPMENT CORPORATION, an Illinois not-for-profit corporation ("Assignee"), whose mailing address is ~~1401~~ South Michigan Avenue, Chicago, Illinois 60628. 11001

Assignor is the beneficiary of that certain Affordable Housing Restrictive Covenant and Agreement, including 30 Year Transfer Limitation, dated as of March 9, 2006 ("Restrictive Covenant"), executed by Juan Mendez and Norma E. Navarro Figueroa, husband and wife (together, the "Owner"), encumbering the property located at 1752-56 North Kedzie Avenue, Unit F, Chicago, Illinois (Unit F"), as more particularly described in the Restrictive Covenant, a copy of which has been provided to Assignee.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby, without warranty, assigns, transfers, sets over and conveys to Assignee Assignor's option to purchase Unit F under the Restrictive Covenant, provided, however, Assignee shall (a) purchase Unit F on or before August 31, 2007, for no more than One Hundred Fifty-Two Thousand Seven Hundred Thirty-Seven and 00/100 Dollars (\$152,737.00), plus the Owner's reasonable closing costs and mortgage interest in the amount of Twenty-Five and 68/100 Dollars (\$25.68) per day for every day after August 16, 2007, (b) rehabilitate Unit F in accordance with that certain Grant Agreement between Assignor and Assignee dated September 29, 2004, relating to Assignor's Troubled Buildings Initiative II Program, and (c) following rehabilitation, sell Unit F (i) to a household earning less than 80% AMI (as defined in the Restrictive Covenant), (ii) for a Purchase Price (as defined in the Restrictive Covenant) of no more than One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00), and (iii) subject to a restrictive covenant in favor of Assignor in a form acceptable to Assignor. Assignee hereby accepts the foregoing assignment and agrees to exercise the purchase option under the Restrictive Covenant and acquire, renovate and resell Unit F in accordance with the requirements set forth above. Assignee agrees to and does hereby indemnify, defend and hold Assignor, and its officers, agents and employees, harmless from and against any actions, claims, suits, losses, damages, liens, liabilities, costs and expenses arising in connection with the foregoing assignment and the acquisition, renovation and resale of Unit F. This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

The foregoing assignment is made this 30th day of July, 2007.

(Signature Page Follows)

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ASSIGNOR:

CITY OF CHICAGO, an Illinois municipal corporation

By: 
Effen Sahli
Acting Commissioner of Housing

ASSIGNEE:

NHS REDEVELOPMENT CORPORATION, an Illinois not-for-profit corporation

By: _____
Floyd A. Gardner III
Its Deputy Director, Single Family Programs

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