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1998-11-13 11:44:02
Cook County Recorder 25.00



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(The Above Space For Recorder's Use Only)

QUITCLAIM DEED

Grantor, the CITY OF CHICAGO, an Illinois municipal corporation, ("Grantor") for and in consideration of NINE THOUSAND FIVE HUNDRED AND TWENTY DOLLARS AND 00/100 (\$9,520.00), conveys and quitclaims, pursuant to Ordinance adopted by the City Council of the City of Chicago on September 9, 1993, to Cassie Williams, ("Grantee"), all interest and title of Grantor in the following described real property ("Property"):

SEE ATTACHED EXHIBIT A

Further, this quitclaim deed is made and executed upon, and is subject to certain express conditions and covenants, said conditions and covenants, being a part of the consideration for the Property and are 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:

FIRST: Grantee shall, within thirty (30) days after conveyance (weather permitting) commence construction, on the Property, of a single-family home ("the Project") which shall conform to the North Kenwood-Oakland Conservation Plan, approved by City Council of the City of Chicago on October 14, 1992 (C.J.P. 22258-87), and the Chicago Human Rights Ordinance.

SECOND: Grantee shall diligently proceed with the construction of the Project to completion; provided that, in any event, said construction shall be completed, as evidenced by the issuance of a Certificate of Completion by the Department of Planning and Development, within eighteen (18) months of the date of this deed.

THIRD: Grantee shall not sell, convey, or assign the Property or any part thereof or interest therein without the prior written approval of the Grantor, except that the Grantee may, subject to the approval of the Grantor, mortgage the Property or make a collateral assignment of a beneficial interest for the purpose of financing costs related to the construction of the Project.

FOURTH: Grantee shall pay all real estate taxes and assessments on the Property when due after date of conveyance.

In the event that the covenants and conditions in the **FIRST, SECOND** or **THIRD** paragraphs are breached, the Grantor may seek any action at law or in equity against Grantee including without

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limitation, a suit for injunctive relief, and the right to re-enter the Property and re-vest title in the Grantor.

Upon the issuance of a Certificate of Completion ("Certificate") by the Department of Planning and Development of the City of Chicago, the covenants and conditions in the FIRST, SECOND and THIRD paragraphs shall terminate. The Certificate, however, shall not constitute evidence that Grantee has complied with any applicable provisions of federal, state and local laws, ordinances and regulations with regard to the completion of the Project, and shall not serve as any "guaranty" as to the quality of the construction of said Project.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by the Mayor and City Clerk, on or as of the 20 day of October 1998.

CITY OF CHICAGO,
a municipal corporation

By: *Richard M. Daley*
RICHARD M. DALEY Mayor

ATTEST:

James J. Laski
JAMES J. LASKI, City Clerk

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EXHIBIT A

LOT 8 IN MARCUS M. BROWN'S SUBDIVISION OF LOTS 8 TO 14 IN HENRY J. FURBER'S WOODLAWN AND LAKE SHORE AVENUE SUBDIVISION IN THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1241 E. 46th Street
Chicago, Illinois

P.I.N. 20-02-403-011

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