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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 2833063

105

Preparer File: 17-05
FATIC No.: 2833063



1714304018

Doc# 1714304018 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 09:44 AM PG: 1 OF 3

THE GRANTOR, Frempong I & II, Inc. for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jacqueline Winfrey, an un married woman, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 25 FEET OF LOT 20 IN BLOCK 7 IN WOODLAWN RIDGE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

To have and to hold subject to general real estate taxes for 2016 2nd installment and subsequent years, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, and building lines.

Permanent Real Estate Index Number:
20-23-113-009-0000

Address of Real Estate: 6521 S. Maryland Avenue
Chicago IL 60637

And the Grantor, for itself and its successors, does warrant to the said Grantee, only that:

1. The Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may in any manner, be encumbered; and
2. Grantor will defend via title insurance the said premises against all persons lawfully claiming through Grantor, but not otherwise.

In Witness Whereof, the said Frempong I & II, Inc. has caused this Special Warranty Deed to be signed by its President on its behalf this 9th day of May, 2017.

Dated this 9th day of May, 2017.

Maxwell Frempong

Frempong I & II, Inc., by its Authorized Officer

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P
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INT

REAL ESTATE TRANSFER TAX		12-May-2017
	CHICAGO:	1,485.00
	CTA:	594.00
	TOTAL:	2,079.00 *

20-23-113-009-0000 | 20170301628677 | 0-933-634-496

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-May-2017
	COUNTY:	99.00
	ILLINOIS:	198.00
	TOTAL:	297.00

20-23-113-009-0000 | 20170301628677 | 2-007-376-320

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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 Maxwell K. Frempong, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 9th day of May, 2017.



Prepared by:

The Law Office of Joseph F. Vitu, Jr., P.C.
30 North LaSalle Street, Suite 1728
Chicago IL 60602

Mail Recorded Deed to:

JACQUELINE M. WINFREY
6521 S. MARYLAND AVE.
CHICAGO, IL 60637

Name and Address of Taxpayer:

Jacqueline Winfrey
6521 S. Maryland Avenue
Chicago IL 60637



First American
Title Insurance Company

Warranty Deed – Corporation to Individual

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Exhibit A

Further, the acquisition or rehabilitation of the Property and its improvements has been funded, in part, under the Choice Neighborhoods initiative Implementation Grant, Renew Woodlawn Program, a public subsidy for the purposes of creating affordable housing opportunities and incentives for households that could not otherwise afford it and accordingly this 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 for the term set forth below. Grantee qualifies as an "Owner" (as hereinafter defined). Grantee and each successive owner of the Property (Grantee and each successive owner referred to below as an "Owner") shall be bound by such covenants and conditions, which covenants and conditions are as follows:

- a. **Use Restriction and Tenant Incomes.** Each Owner shall use the Property solely as owner-occupied housing. At the time of purchase by an Owner, the Owner must have an income of not more than 120% of the Area Median Income ("AMI"). The Owner must occupy at least one unit in the Property. If there are non-owner occupied units, then any tenant must, at initial occupancy, have an income of not more than 120% of AMI.
- b. **Term.** The term of these covenants and conditions shall be 20 years starting on the date of recordation of this Deed.
- c. **Deed Transfer.** The Owner shall refrain from transferring, conveying, encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of the Property or any part thereof without the prior written approval of Neighborhood Housing Services of Chicago, Inc. ("NHS"). Owner shall arrange for a prospective purchaser to provide all of the financial information to NHS (or a subsequent entity approved by the City of Chicago) in order to allow NHS to verify that the prospective purchaser is an Eligible Owner. NHS shall be responsible for ensuring the operation and maintenance of the Property as affordable housing for the entire term of these covenants and conditions and shall notify the U.S. Department of Housing and Urban Development ("HUD") upon any occurrence of an approved transfer of the Property.
- d. **Default by the Owner.** Upon any default or proposed default of an Owner under any approved loan or financing agreement or the covenants or conditions set forth herein, NHS shall notify HUD. These covenants and conditions will survive foreclosure and bankruptcy of the Owner, and the NHS will provide written notice to HUD in the event of any filing of foreclosure or bankruptcy. In the event of a breach or threatened breach of any of these covenants or conditions, any eligible occupant within the Property, or the Secretary of HUD or his or her successors or delegates, may institute proper legal action to enforce performance of such provisions, to enjoin any actions in violation of such provisions, to recover whatever damages can be proven and/or to obtain whatever other relief may be appropriate.
- e. **Deed Release.** These covenants and conditions shall be binding upon the Owner and all future successors and assigns until released by execution of an appropriate Release document by the appropriate entity (approved by the City of Chicago), with notice to HUD.