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THIS DOCUMENT WAS PREPARED BY:

Neighborhood Housing Services of Chicago, Inc.
1279 N. Milwaukee 4th Floor
Chicago, Illinois 60622

Doc# 1714304022 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 09:45 AM PG: 1 OF 4

AFTER RECORDING RETURN TO:

Neighborhood Housing Services of Chicago, Inc.
1279 N. Milwaukee 4th Floor
Chicago, Illinois 60622
Attn: File Library

Property Identification Number:

20-23-113-009-0000

Property Address:

6521 S Maryland Ave

Chicago, Illinois 60637

(The Above Space for Recorder's Use Only)

RENEW WOODLAWN GRANT AGREEMENT

This Renew Woodlawn Grant Agreement dated as of the 9th day of May 2017 is entered into by Jacqueline Winfrey beneficiary to this Grant Agreement and Neighborhood Housing Services of Chicago, an Illinois nonprofit.

WHEREAS, the Borrower is the holder of legal title to improvements and certain real property (the "Residence"), legally described in Exhibit A attached to and made a part of this agreement; and

WHEREAS, NHS has agreed to make a Grant in the amount of \$50,000 to the Borrower, the proceeds of which are to be used for the purchase and or rehabilitation of the Residence; and

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 Agreement 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

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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, 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 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 a 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 or 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.

Borrower understands the terms of this Grant Agreement and acknowledges and agrees to the stipulations and provisions contained herein.

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WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Jacqueline M. Wang
Borrower

Borrower

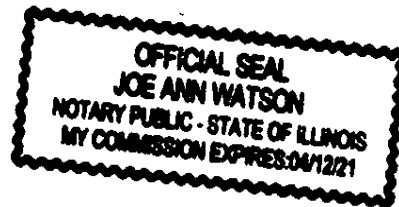
State of Illinois

This instrument was acknowledged before me this
9th day of May, 2017

County of Cook

Joe Ann Watson
Notary Public

Exhibit A (Legal Description)
6521 S Maryland Ave, Chicago, Illinois 60637



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE NORTH 25 FEET OF LOT 20 IN BLOCK 7 IN WOODLAWN RIDGE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-23-113-009-0000 Vol. 0260

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Property of Cook County Clerk's Office