



1834404044D

Doc# 1834404044 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2018 11:06 AM PG: 1 OF 4

RenewWoodlawn

Make It Your Home!

FIRST AMERICAN TITLE
FILE # 28001646 1/3

4300-489

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of November, 2018 by Community Initiatives, Inc., an Illinois not for profit corporation ("**Grantor**"), to Marilyn Bishop, ("**Grantees**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, its successors and assigns, FOREVER, the real property situated in the City of Chicago, County of Cook and State of Illinois (referred to herein as the "Property"), together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion, and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, known and described as:

LOT 19 AND THE SOUTH 10 FEET OF LOT 18 IN BLOCK 2 IN THOMAS A. HALLS ADDITION TO HYDE PARK IN THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 6519 SOUTH KENWOOD, CHICAGO, IL 60637
Ave 9

PIN: 20-23-213-021-0000

Such conveyance shall be subject to the following:

- (a) general real estate taxes for 2018 and subsequent years;
- (b) all easements, encroachments, covenants and restrictions of record;
- (c) any and all exceptions caused by the acts of Grantees or its agents.

This Special Warranty 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 Real Estate and are to be taken and construed as running with the land for the term set forth below. Grantee shall be bound by such covenants and conditions, which covenants and conditions are as follows:

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SC
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1. Grantee Occupancy. The Grantee shall be the initial occupant of the Real Estate. (The Grantee must initially occupy at least one unit in the Real Estate.)

2. Default by the Grantee. These restrictions will survive foreclosure and bankruptcy of the Grantee. In the event of a breach or threatened breach of these covenants or conditions, CII or Neighborhood Housing Services ("NHS") 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. In addition, CII will have the remedies set forth in Section 3 below.

3. Remedies and Enforceability. In the event of non-compliance by the Grantee, the Grantee shall pay to CII a fee ("Fee") of \$500.00, per eligible unit, per day for each day that Grantee is in noncompliance, subject to the right to cure such noncompliance as set forth below. Grantee shall have sixty (60) days after written notice from the CII to cure any noncompliance within this Deed. If after Sixty (60) days, the Grantee fails to cure the noncompliance, the Fee shall be assessed from the first day of noncompliance. In addition to the foregoing remedy, CII shall have the right to enforce the restrictions and in furtherance thereof institute any action or proceeding at law or in equity against Grantee. CII shall also be entitled to require reconveyance of the Real Estate to CII (or its designee) for its "fair market value" ("fair market value" is determined by a third party appraiser selected by CII, minus the cost of the appraisal) if Grantee has failed to comply with the commencement or complete deadlines set forth in Section 5 below.

4. Commencement of Construction. The Grantee shall commence construction of its proposed rehabilitation of the Real Estate (the "Project") no later than the date that is 60 days after the recording of this Deed and shall complete the Project within one year following the date on which it commences construction, except as a result of a force majeure; provided, however, that if, for reasons outside the Grantee's reasonable control, the Grantee requires an extension CII, in its sole discretion may extend the construction commencement and completion dates by up to 90 days, for good cause shown by issuing a written extension letter. The Grantee shall give written notice to CII and NHS within five (5) days after it commences construction. The Grantee shall construct the Project in accordance with the scope of work delivered to (and approved by) CII and NHS, all applicable federal, state and local laws, codes and other requirements (including building codes and zoning), covenants and restrictions of record, and the Renew Woodlawn Homeownership Program Design Standards (provided by CII to the Grantee). During the construction period, Grantee will permit CII and NHS (or their designees) to have access to the Real Estate to inspect the construction work.

5. Certificate of Completion. The Real Estate cannot be occupied until the issuance of a Certificate of Completion from NHS. When the Real Estate is substantially completed, the Grantee shall deliver to CII and NHS a Request for a "Certificate of Completion". The Request for "Certificate of Completion" must include a copy of the building permit for the property (if a permit is required by the City of Chicago). Within 15 days after receipt of a Request for Certificate of Completion, NHS shall deliver to the Grantee either a Certificate of Completion for the Real Estate or a written statement indicating in adequate detail how the Grantee's Request for Certificate of Completion was deficient. The Grantee shall have thirty (30) days to correct any deficiencies and resubmit a Request for Certificate of Completion. The Certificate of Completion shall be in recordable form, and shall, upon recording, release the property identified in the Certificate of Completion from the completion requirements of this Deed. The Certificate of Completion shall not, however, constitute evidence that the Grantee has complied with any laws relating to the

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construction of the Project, nor shall it serve as any guaranty as to the quality of the construction.

6. Performance and Breach.

- a. Time is of the Essence. Time is of the essence in the Grantee's performance of its obligations under this Agreement.
- b. Permitted Delays. The Grantee shall not be considered in breach of its obligations under these Deed restrictions in the event of a delay due to unforeseeable causes beyond the Grantee's control and without the Grantee's fault or negligence, including, without limitations, acts of God, acts of the public enemy, acts of the United States government, fires, floods, epidemics, quarantine restrictions, strikes, embargoes and unusually severe weather or delays of subcontractors due to such causes. The time for the performance of the obligations shall be extended only for the period of the delay and only if the Grantee requests an extension in writing within 5 days after the beginning of any such delay.

7. Upon Grantee's compliance with its obligations hereunder, Grantor shall record a Release indicating Grantee's compliance and releasing the restrictions contained herein.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

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

IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC., has caused this Special Warranty Deed to be signed by a Vice President on its behalf, this 28th day of November, 2018.

COMMUNITY INITIATIVES, INC.,

By: [Signature]
Vice President

Return to:

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
29 East Madison Suite 950
Chicago, Illinois 60602

mail tax bill to:
marilyn Bishop
6519 S Kenwood Ave
Chicago, IL 60637

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STATE OF ILLINOIS
COUNTY OF COOK



I, Monica Lytrice Kirby Notary Public in and for said County, in the State aforementioned,
DO HEREBY CERTIFY that Jonah Resu, personally known to me to be the Vice President
of COMMUNITY INITIATIVES, INC., and 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 as such Vice President, (s)he signed and delivered the said instrument and caused
the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of
Directors of said corporation as his/her free and voluntary act and as his/her free and voluntary act and
deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of November, 2018.

Monica Lytrice Kirby
Notary Public



REAL ESTATE TRANSFER TAX		30-Nov-2018
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00
20-23-213-021-0000 20181101644742 1-606-257-312		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-Nov-2018
	COUNTY:	45.00
	ILLINOIS:	90.00
	TOTAL:	135.00
20-23-213-021-0000 20181101644742 2-143-128-224		