SHER'FF'S DEED	8 5852022223
(Judicial Sala)	
Sheriff's Sale No. 38240	(The above Space for Recorder's Use Only
THE GRANTOR, Sheriff of Cook County Illinois the provisions of a judgment entered by the Circuit	, pursuant to and under the authority conferred by Court of Cook County, Illinois on
January 20, 1984	, in Case No. 83 CH 2820
Entitled GREAT AMERICAN FEDERAL SAVING	S AND LOAN ASSOCIATION
vs Ramon A. Felix	·
and pursuant to which the land hereinafter described FEDER F	IAL SAVINGS AND LOAN ASSOCIATION FOR \$65,0 ich sale no redemption has been made as provided by
statute, hereby conveys to LATING YOUTH IN	CORPORATED
the holder of the Conflicate of Sale, the following in the State of Illinois, to have and to hold forever:	described real estate situated in the County of Cook
Lots 1, 2, 3 and 4 in Annie G. S 3 acres of Lot 3 in Superior Cou acres of the North 96 acres of t Township 39 North, Pange 13, Eas lying West of the Southwest Boul DATED this date:	rt Partitition of the East 48
7-127	RICHARD J. ELROD (SEAL)
	by Morito of Cook County, Illinois Leauty Sheriff of Cook County, Illinois
	HEREBY CER (IFY that
ANTOINET	K M. NASCA
SEAL Sheriff of Cook Co HERE ment, appeared be signed, sealed and tary act as such De forth.	o me to be the same parson whose name as Deputy unty, Illinois, is subscribed to the foregoing instru- fore me this day in person, and acknowledged he delivered the said instrument as his free and volun- puty Sheriff, for the uses and purpose, therein set
Given under my hand and official seal, this 30TH	day of July
Commission expires $7-2$ 1989	Te. V. Spieder
Return to	Notify public LEO D. SPIEGLER
Box 407	ADDRESS OF PROPERTY: 2903-2907 W. Cermak Road
TOBULLE MAIL TO:	
Mayer, Brown & Platt, c/o Larry Burke	Chicago, Illinois 60623
Name 231 South LaSalle Street, 19 Q. Ct.	The above address is for statistical purposes only and is not a part of this deed.
Chicago, IL 60604	ADDRESS OF GRANTEE:
City. State and Zin	

(Form 5 SHR)

see attachment of 6 Pages.

85202223

ASSIGNMENT OF RIGHT TO SHERIFF'S DEED

For good and valuable consideration, the undersigned hereby assigns to LATINO YOUTH INCORPORATED, an Illinois not-forprofit corporation, all its right, title and interest in and to a sheriff's deed, pursuant to a judgment of foreclosure and sale entered on January 20, 1984 in the Circuit Court of Cook County, Illinois, in GreatAmerican Federal Savings and Loan Association Pamon A. Felix, et al., case number 83 CH 2820, concerning the real estate described as follows, to wit:

Lots 1, 2, 3 and 4 in Annie G. Sharp's subdivision of the North 3 acres of Lot 3 in Superior Court Partition of the East 48 acres of the North 96 acres of the Northwest 1/4 of Section 25, Township 39 North, Range 13, East of the Third Principal Merician, lying West of the Southwest Boulevard, in Cook County, Tilinois.

This assignment is made by the undersigned without recourse and without any representations or varranties of any kind or nature, including but not limited to 311 warranties concerning the title of said real estate and the physical condition of the real estate and the improvements thereon, the rights of persons or parties in the abovementioned mortgage foreclosure suit, and merchantability and fitness for a particular purpose.

This assignment is made subject to all of the terms and conditions of an agreement of even date herewith and executed by the parties hereto, concerning the said real estate and this







8 5 2 5 2 2 2 2

assignment, a copy of which is attached hereto.

IN WITNESS WHEREOF, the undersigned has caused its corporate seal to be affixed and caused its name to be signed hereto this $\frac{24\%}{100}$ day of June, 1985.

GREATAMERICAN FEDERAL SAVINGS AND LOAN AS-SOCIATION, a corporation organized and existing under the laws of the United States of America,

Ву: 🖔

¥ice President

ATTEST:

Asst. Secretary

ACCEPTATICE OF ASSIGNMENT: We accept the foregoing assignment.

LATINO YOUTH INCORPORATED,

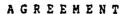
an Illinois not for profit corporation.

" Jones John

O. A. O. F.

chard tute aman 6/24/8

8520222



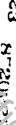
THIS AGREEMENT is made and entered into this 24^{79} day of June, 1985, by and between GREATAMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America (GREATAMERICAN), and LATINO YOUTH INCORPORATED, an Illinois not-for-profit corporation.

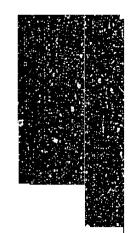
WHEREAS, GREATAMERICAN was the purchaser at sale No. 38240, made by the Sheriff of Cook County, Illinois, pursuant to a judgment of foreclosure and sale entered in the mortgage foreclosure suit entitled GreatAmerican Federal Savings and Loan Association v. lawon A. Felix, et al., case number 83 CH 2820, concerning the real estate commonly known as 2901-2907 W. Cermak Road, Chicago, Illinois, and more fully described as follows:

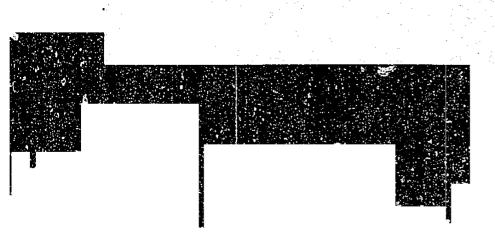
Lots 1, 2, 3 and 4 in /nnie G. Sharp's subdivision of the North 3 acres of Lot 3 in Superior Court Partition of the East 48 acres of the North 95 acres of the Northwest 1/4 of Section 25, Township 39 North Range 13, East of the Third Principal Meridian, lying West of the Southwest Boulevard, in Cook County, Illinois; and

WHEREAS, said judgment of foreclosure and sale provides that upon confirmation of such sale said sheriff should immediately execute and deliver to the purchaser a deed describing and conveying the premises purchased: and

WHEREAS, the real estate is the subject of a suit by the City of Chicago for violations of the municipal code, bearing docket number 82 M1-65891, which is scheduled for hearing in Room







8528277

1111 of the Richard J. Daley Center, Chicago, Illinois, on July 25, 1985; and

WHEREAS, GREATAMERICAN desires to transfer all of its right, title and interest in and to said sheriff's deed to LATINO YOUTH INCORPORATED who will restore and rehabilitate the improvements on said real estate and hold GREATAMERICAN harmless for any claim, debt, cost, liability or expense that it may incur or reason of said suit by the City of Chicago for violations of the muncipal code.

NOV, THEREFORE, the parties hereto agree as follows:

- 1. The reamble of this agreement is incorporated herein.
- GREATAY ERICAN agrees to assign all of its right, title and interest to said periff's deed to LATINO YOUTH INCORPORA-TED.
- 3. LATINO YOUTH INCORPOLATED understands and acknowledges that GREATAMERICAN has no interest in the aforementioned real estate other than that provided by law as holder of the right to a deed issued by said sheriff in connection with said mortgage foreclosure suit.
- 4. GREATAMERICAN shall not be required to convey to LATINO YOUTH INCORPORATED fee simple title to said real estate and LATINO YOUTH INCORPORATED understands and acknowledges chart GREATAMERICAN does not own fee simple title to said real estate; and GREATAMERICAN shall be under no obligation to obtain possession of said real estate now or at any time in the future.

8 5 2 8 2 2 2 3

- 5. LATINO YOUTH INCORPORATED understands and acknowledges that it is taking said assignment subject to the rights provided by law to any person or party in connection with the aforementioned mortgage foreclosure suit, including, but not limited to, redemption rights, appeal rights and defects in the mortgage foreclosure suit.
- 6. GREATAMERICAN makes no representations or warranties, express or implied, regarding the physical condition of the aforementioned real estate and the improvements and buildings thereon: in addition, GREATAMERICAN makes no representations or warranties, either express or implied, regarding the status or condition of title of the aforementioned real estate. LATINO YOUTH INCORPORATED understands and acknowledges that said real estate and the improvements thereon are in a dilapidated and dangerous condition and shall acquire same by sheriff's deed, all without recourse to GREATAMERICAN, for any and all claims that may arise out of the assignment and its acquisition of said real estate, including but not limited to claims or damages for injury to person or property; and LATINO YOUTH INCORPO GATED does hereby forever release and waive any and all claims it now has or may hereafter proclaim to have against GREATAMERICAN.
- 7. GREATAMERICAN does hereby expressly exclude all warranties, either express or implied, including merchantability or fitness for a particular purpose.

85202263

8520222

- 8. LATINO YOUTH INCORPORATED agrees that it is their responsibility to pay all costs involved with the issuance and the recording of said sheriff's deed, including but not limited to sheriff's fees, recording fees and real estate transfer taxes and water bills.
- 9. LATINO YOUTH INCORPORATED shall execute and deliver to GREATAMERICAN an agreement under which it promises to indemnify, save and hold GREATAMERICAN harmless for any claim, liability, debt, cost or expense, including attorneys' fees, that it may enther incur by reason of this assignment, the aforementioned lawsuit intitled City of Chicago v. Western National Bank, et al., 82 Ml 55691, and any and all losses, costs, damages, debts and liabilities of any kind or nature.
- 10. LATINO YOU'H INCORPORATED agrees that it will appear at the court hearing on July 25, 1985, 9:30 A.M., Room 1111, Richard J. Daley Center, in case number 82 M1-65891, and submit themselves to the jurisdiction of the court.

11. LATINO YOUTH INCORPORATED represents and warrants that it is a mot-for-profit corporation organized and existing under the laws of the State of Illinois, and is in good standing.

LATINO YOUTH INCORPORATED.

Attest

GREATAMERICAN FEDERAL SAVINGAND LOAN ASSOCIATION, a corporation

organized and existing under willy the laws of the United States

of America.

1010 Work Cull auton

1919 West Cullerton Chicago, Illinois 60608 By:

Attest: Y

__Asst. Secretary

1001 West Lake Street Oak Park, Illinois 60301

of let

Edding Oct.

DEPT-01 RECORDING \$17.0 1182332 TPAN 0154 09/24/85 10:54.00 #0259 # C *-85-202223

TOH South out 100