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SHERIFF'S DEED

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(Judicial Sale)

Sheriff's Sale No. 38240

(The above Space for Recorder's Use Only)

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois on

January 20, 1984, in Case No. 83 CH 2820

Entitled GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION

vs. Ramon A. Felix

and pursuant to which the land hereinafter described was sold at public sale by said grantor on February 23, 1984 to GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION FOR \$65,000 from which sale no redemption has been made as provided by statute, hereby conveys to LATINO YOUTH INCORPORATED.

the holder of the Certificate of Sale, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

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 Meridian, lying West of the Southwest Boulevard, in Cook County, Illinois.

DATED this date: July 30 1985

RICHARD J. ELROD (SEAL)
Sheriff of Cook County, Illinois

ANTOINETTE M. NASCA
County Sheriff of Cook County, Illinois

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS
SEAL
HERE

ANTOINETTE M. NASCA
personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30TH day of JULY

Commission expires 7-2 1989

Leo D. Spiegler
Notary public
LEO D. SPIEGLER

Return to
Box 407

MAIL TO:
To: Burke
Mayer, Brown & Platt, c/o Larry Burke

Name
231 South LaSalle Street, 19 Q. Ct.

Address
Chicago, IL 60604

City, State and Zip

ADDRESS OF PROPERTY:

2903-2907 W. Cermak Road

Chicago, Illinois 60623

The above address is for statistical purposes only and is not a part of this deed.

ADDRESS OF GRANTEE:

Exempt under provisions of Paragraph 6, Section 4, Cook County Transfer Tax Ordinance.
Date 8/1/85
Buyer, Seller or Representative Burke
AFFIX "RIDERS OR REVENUE STAMPS HERE
Date 8/1/85
Exempt under provisions of Paragraph 6, Section 4, Real Estate Transfer Tax Act.
Date 8/1/85
DOCUMENT NUMBER 85202223

(Form 5 SHR)

see attachment of 6 Pages.

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ASSIGNMENT OF RIGHT TO SHERIFF'S DEED

For good and valuable consideration, the undersigned hereby assigns to LATINO YOUTH INCORPORATED, an Illinois not-for-profit 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 v. Ramon 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 Meridian, lying West of the Southwest Boulevard, in Cook County, Illinois.

This assignment is made by the undersigned without recourse and without any representations or warranties of any kind or nature, including but not limited to all 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

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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 24th day of June, 1985.

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

By: [Signature] Vice President

ATTEST: [Signature]
Asst. Secretary

ACCEPTANCE OF ASSIGNMENT:
We accept the foregoing assignment.

LATINO YOUTH INCORPORATED,
an Illinois not-for-profit corporation.
By: [Signature] ^{President} 6/24/85

ATTEST: [Signature] 6/24/85

Property of Cook County Clerk's Office

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AGREEMENT

THIS AGREEMENT is made and entered into this 24th 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. Jason 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 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 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

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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 by reason of said suit by the City of Chicago for violations of the municipal code.

NOW, THEREFORE, the parties hereto agree as follows:

1. The preamble of this agreement is incorporated herein.
2. GREATAMERICAN agrees to assign all of its right, title and interest to said sheriff's deed to LATINO YOUTH INCORPORATED.
3. LATINO YOUTH INCORPORATED 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 that 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.

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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 INCORPORATED 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.

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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 either incur by reason of this assignment, the aforementioned lawsuit entitled City of Chicago v. Western National Bank, et al., 82 M1-65891, and any and all losses, costs, damages, debts and liabilities of any kind or nature.

10. LATINO YOUTH 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 not-for-profit corporation organized and existing under the laws of the State of Illinois, and is in good standing.

LATINO YOUTH INCORPORATED,

By: *Sonia Silva-Alvarez* ^{President} 6/24/85

Attest: *Richard Rutschman* 6/24/85

1919 West Cullerton
Chicago, Illinois 60608

GREATAMERICAN FEDERAL SAVINGS
AND LOAN ASSOCIATION, a corporation
organized and existing under
the laws of the United States
of America.

By: *[Signature]*
Vice President

Attest: *[Signature]*
Asst. Secretary

1001 West Lake Street
Oak Park, Illinois 60301

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DEPT-01 RECORDING \$17.00
TH3333 TRAN 0154 09/24/85 10:54:00
#0259 # C *-85-202223

Richard L. ...



Book 407