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QUITCLAIM DEED

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THE STATE OF ILLINOIS ("Grantor"), by and through its Department of Central Management Services, and pursuant to the provisions of Public Act 85-1284, and in consideration of One Dollar (\$1.00) paid in hand as good, valuable and adequate consideration, hereby CONVEYS AND QUITCLAIMS to Centers For New Horizons, Inc.. an Illinois not-for-profit corporation, ("Grantee"), all right, title and interest in the following described real estate commonly known as the Singer Mansion located at 4545 South Drexel Boulevard, Chicago, Illinois (the "Property"):

Lot 10 (except the west 60 feet and the east 9 feet thereof) in Block 5 of Walker and Stinson's Subdivision of the West half of the South West quarter of Section 2, Township 3d North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

This conveyance is made in accordance with the provision of the Act that requires Grantor to convey the Property to a act-for-profit organization which is able to demonstrate its ability to renovate or use the Property for public purposes, including but not limited to, education, community recreation or economic development. Grantor has determined that Grantee has demonstrated its ability to renovate or use the Property for public purposes as required under the Act, and, that Grantee's intended uses of the property (1) as its office headquarters (11) for the operation of a therapeutic day school for emotionally disabled children and (111) for a headstart program and other education purposes, are consistent with the public purpose provision of the Act.

THIS GRANT IS SUBJECT TO the reversion of title to Grantor without further action on the part of Grantor in the event the Grantee, its successors or assigns, use the Property for other than public purposes as required under the Act.

THIS GRANT IS FURTHER SUBJECT TO the following restrictions, and Grantor shall have the right to institute an action to enjoin any violation of the restrictions or require the Property to be restored in accordance with the restrictions in addition to any other remedy now or hereafter provided at law, following reasonable notice to Grantee, or its successors or assigns:

AFRORATING REQUESTED BY AND WHEN RECORDED RETURN TO:

Linda & Vernon, Esq. Keck, Mahin & Cate 77 West Wacker Drive 49th Floor Chicago, Il 60601 97 4

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into or Cook County Clark's Office

- 1. Grantee, its heirs, successors and assigns shall use their best efforts, to the extent economically and architecturally reasonable through the exploration of all feasible and prudent alternatives, to maintain and preserve those exterior and interior features that qualify the Property for eligibility for the National Register of Historic Places (the "National Register") as follows:
- a. general siting, massing and setback of the Singer Mansion (the "Mansion") and attached school (the "School") located on the Property;
- b. all exterior walls, including all openings of the Mansion and the School;
- roof configuration and general visual qualities of existing materials of the Mansion and the School;
- d. all interior room and hallway heights, widths and general configuration of the mansion;
- e. interior wall and ceiling textures, presently existing, detailing, including but not limited to woodwork, fireplaces, decorative plaster, and moldings of the Mansion.
- 2. Grantee shall use its hast efforts, to the extent economically and architecturally reasonable through the exploration of all feasible and prudent alternatives, to preserve and maintain the Mansion in accordance with the recommended approaches of the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (National Park Service 1990) in order to preserve and enhance those qualities that make the Mansion eligible for inclusion in the National Register.
- 3. No construction, alteration, remodeling or disturbance of the ground surface or any other activity affecting the structure of the Mansion shall be undertaken or permitted to be undertaken to or around the Mansion that would affect the integrity or the appearance of the Mansion except in an emergency, without the express prior permission of a fully authorized representative of the Illinois Historic Preservation Agency (the "Agency"). Any work on the Premises substantially in accord with written approvals by the Agency shall be deemed to comply with the terms hereof.
- 4. The Agency shall be permitted at all reasonable times to inspect the Mansion in order to ascertain if the above conditions are being pererved.
- 5. The covenant may be amended or released in writing by the Grantor after consultation with and consent of the Agency and such amendment or release shall become effective upon its recordation in the Office of the Cook County, Illinois Recorder of Deeds.
- 6. Notwithstanding anything contained herein to the contrary, Grantee, its successors and assigns shall have no liability whatsoever (1) if, after reasonable effort, financing cannot be obtained to complete the renovations necessary to comply with the covenants, or (1) for any material damage, destruction or deterioration to the Mansion or School not caused by Grantee, its successors and assigns that adversely effects the historic features and qualities of the Mansion or School.

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Permanent Real Estate Index Number(s): 20-02-312-005

Address of Property: 4545 South Drexel, Chicago, Illinois

Dated, signed, and sealed this  By the Signed Department of Con	tate of Libinois,	
Stephen B.	Schnorf, Director	napad Barrior, Princip on Spanja Barrior, Span
DOO PA	DOME APPROVED LEGAL FORM TOWNS	OFFICIAL SEAL CONSTANCE DISHON NOTARY PUBLIC, STATE OF ILLINOIS NY COMMISSION EXPIRES 8-3-93
STATE OF ILLINOIS	rer - Malaya na wan sa dawa namadan na da ena wana nama da da da da ena si sana si da engan da engan da engan d	
COUNTY OF SANGAMON )		
that Stephen B. Schnorf, Director of Management Services appeared before signed and sealed the attached instruses and purposes set forth therein	of the IIIInois Depar me this day and ack rument in his officia	nowledged that he
Given under my hand and officia  Constance Diske  Notary Public	il seal this 3nd day o	March, 1992
My Commission expires May	3,1113	Y's
This transaction is tax exempt Transfer Tax Act (III. Rev. Stat. C	h. 120, Par. 1004)	the Real Estate  Lower 2/28/12  nature Date

This instrument was prepared by the State of Illinois, Department of Central Management Services, 710 Stratton Office Building, Springfield, IL.

Send tax bills to: Centers For New Horizons, Inc.
4150 King Drive
Chicago, Illinois 60653

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#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1992, 1992 Signature:

Grantor or Agent

Subscribed and Sworn to before me this day of 1992.

"OFFICIAL SEAL"

ABRAHAM AJAO

NOTARY PUBLIC, STATE OF NLINOIS

NY COMMISSION EXPIRES 7/14/96

The grantee affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a pertnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1992 , 1992

Signature:

Grantee of Agent

Subscribed and Sworn to before me this

" OFFICIAL SEAL "
ABRAHAM AJAO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/14/98

Notary Public

y Public .

Serry Or Coot County Clert's Office