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_____ County on _____, 19____, at _____ o'clock
____.M., Vol. _____ Page _____.

Recorder of Deeds

SEPT-01 RECORDING 127.50
191111 FRAM 9071 10/22/92 13:40:00
43752 \$ A # 92-788344
COOK COUNTY RECORDER

QUITCLAIM DEED

92788344

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"):

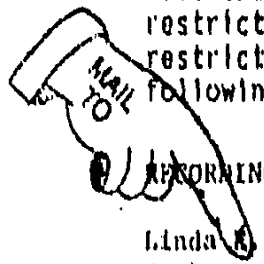
Lot 10 (except the west 60 feet and the east 9 feet thereof) in Block 5 of Walker and Stinson's Subdivision of the West half of the South West quarter of Section 2, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

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This conveyance is made in accordance with the provision of the Act that requires Grantor to convey the Property to a not-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 (i) as its office headquarters (ii) for the operation of a therapeutic day school for emotionally disabled children and (iii) 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:



RECORDING REQUESTED BY AND WHEN RECORDED, RETURN TO:

Linda A. Vernon, Esq.
Kock, Mahin & Cato
77 West Wacker Drive 49th Floor
Chicago, IL 60601

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DEPARTMENT OF REVENUE
PROPERTY TAX

ADDRESS

Property of Cook County Clerk's Office

1/1/2018

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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;
 - c. 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 best 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 observed.
 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 (i) if, after reasonable effort, financing cannot be obtained to complete the renovations necessary to comply with the covenants, or (ii) for any material damage, destruction or deterioration to the Mansion or School not caused by Grantee, its successors and assigns that adversely affects the historic features and qualities of the Mansion or School.

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The following information is provided for your information only. It is not intended to be used as a legal document. For more information, please contact the Cook County Clerk's Office.

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For more information, please contact the Cook County Clerk's Office at (630) 318-2000.

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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 October 22, 1992

Signature: [Signature]

Grantor or Agent

Subscribed and Sworn to before me this 22 day of October, 1992.



[Signature]
Notary Public
Abe jao

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 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 October 22, 1992

Signature: [Signature]

Grantee or Agent

Subscribed and Sworn to before me this 22 day of October, 1992.



[Signature]
Notary Public
Abe jao

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