

7 of 37

UNOFFICIAL COPY

4/900 W Quincy

COOK COUNTY, ILLINOIS
FILED FOR RECORD

93404823

93 MAY 27 PM 3:57

93404823

35

JOINDER OF AGREEMENT

This Joinder of Agreement ("Joinder of Agreement") is made this 13th day of MAY, 1993, by and between Quincy Homes Limited Partnership, an Illinois limited partnership, having its principal offices c/o City Lands Corp., 5100 West Harrison Street, Chicago, Illinois 60644 ("Fee Owner") and the City of Chicago, an Illinois municipal corporation, having its offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City").

RECITALS

WHEREAS, the City Council of the City of Chicago, by ordinance adopted June 7, 1990, established the New Homes for Chicago Program ("New Homes Program") to assist developers with the construction of new single-family housing within the City which shall be affordable to many families;

WHEREAS, the Fee Owner and the City have executed that certain "Redevelopment Agreement, New Homes for Chicago Program, Quincy Homes Limited Partnership" dated as of November 26, 1991 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on January 30, 1992 as document #92060024 ("Redevelopment Agreement") providing in part for the construction by the Fee Owner of new single family housing in the Austin neighborhood of the City in conjunction with the City's New Homes Program;

WHEREAS, the terms of the Redevelopment Agreement anticipate that the housing units shall be constructed in part on property owned by the Fee Owner as of the date of the Redevelopment Agreement or to be acquired by the Fee Owner in order to fulfill his contractual obligations to construct the housing under the terms of the Redevelopment Agreement;

WHEREAS, in order to achieve performance of said contractual obligations, the Fee Owner has acquired that certain real property ("Property") described on Exhibit A attached hereto;

WHEREAS, the Fee Owner intends to construct a single family housing unit ("Unit") on the Property in conjunction with the New Homes Program and the terms of the Redevelopment Agreement;

WHEREAS, the Fee Owner shall construct the housing unit utilizing in part a City Subsidy (as such term is defined in the Redevelopment Agreement);

73-28-289, D2, R & M

93404823

2 7 8 9 0 1 2 3

UNOFFICIAL COPY

07401883

07401883

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

Witness my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

07401883

Property of Cook County Clerk's Office

UNOFFICIAL COPY

WHEREAS, the City Subsidy shall be evidenced by a promissory note and secured by a mortgage which shall encumber the title to the Property;

WHEREAS, as consideration for the City entering into the Redevelopment Agreement and allowing for the utilization by the Fee Owner of the City Subsidy to provide funds for the construction of the Unit on the Property, and other benefits accruing to the Fee Owner by virtue of its participation in the New Homes Program, the Fee Owner hereby agrees that the Property shall be developed in conjunction with the terms of the Redevelopment Agreement and the New Homes Program;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Unless defined herein, all capitalized terms shall have the meanings ascribed to them in the Redevelopment Agreement.
2. Subject to the terms and conditions of the Joinder of Agreement, the Fee Owner agrees to construct a Unit upon the Property in accordance with the New Homes Program and the terms of the Redevelopment Agreement.
3. Provided that the Fee Owner constructs the Unit upon the Property in accordance with the New Homes Program and the terms of the Redevelopment Agreement and obtains the Certificate from the City, and the City is prepared to exercise a Release of the City's Mortgage encumbering the Property in accordance with subsection 4.7 of the Redevelopment Agreement, the City shall execute and deliver to the Fee Owner, concurrently therewith, an appropriate document (in recordable form) releasing the Property from the encumbrances and restrictions described in the Joinder of Agreement.
4. In the event that the Redevelopment Agreement is terminated by mutual agreement of the parties thereto, or if, for any reason, the Fee Owner is released or excused by the City from its obligation to construct a Unit on the Property, the City shall promptly execute an appropriate document (in recordable form) releasing the Property from the encumbrances and restrictions described in the Joinder of Agreement.
5. The Joinder of Agreement shall be construed in accordance with the laws of the State of Illinois.

93404823

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1923.

CLERK OF THE COURT

By _____

CLERK OF THE COURT

CLERK OF THE COURT

CLERK OF THE COURT

CLERK OF THE COURT

CLERK OF THE COURT

00101833

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 3 4 0 4 3 2 3

IN WITNESS WHEREOF, the parties have executed or caused the Joinder of Agreement to be executed, all as of the date first above written.

CITY OF CHICAGO,
a municipal corporation

By: Marina Carrott
Marina Carrott
Commissioner
Department of Housing

QUINCY HOMES LIMITED PARTNERSHIP,
an Illinois limited partnership

By: **CITY LANDS CORP.**
a Delaware corporation,
a general partner

By: Susan McCann
Susan McCann
Senior Vice-President and
Assistant Secretary

By: Linda Brace
Linda Brace,
Development Officer

93404823

UNOFFICIAL COPY

Should be returned with evidence of payment to the County Clerk's Office
within 30 days of the date of the hearing. If not returned, the County Clerk's Office
will be required to file a motion for summary judgment.

COOK COUNTY CLERK
110 N. LAUREL ST. CHICAGO, IL 60602

Property of Cook County Clerk's Office

03401053

UNOFFICIAL COPY

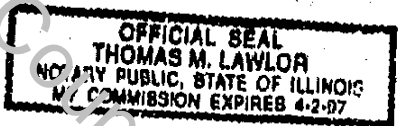
9 3 4 1 3 3 2 3

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Thomas M. Lawlor, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marina Carrott, personally known to me to be the Commissioner of the Department of Housing of the City of Chicago, a municipal corporation, and personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that she, as Commissioner, signed and delivered the said instrument as her free and voluntary act, and the free and voluntary act of the City of Chicago, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of May, 1993.

Thomas M. Lawlor
Notary Public



My commission expires _____

County Clerk's Office

93404823

UNOFFICIAL COPY

OFFICIAL STATE

BOOK NO. 111111

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office, Cook County, Illinois, and that the same has been duly filed for record in the County Clerk's Office, Cook County, Illinois, and that the same is available for public inspection and copying in the County Clerk's Office, Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, ILL. 60602
TELEPHONE 312-742-3000
FAX 312-742-3001

03701877

UNOFFICIAL COPY

4 5 4 0 7 2 3

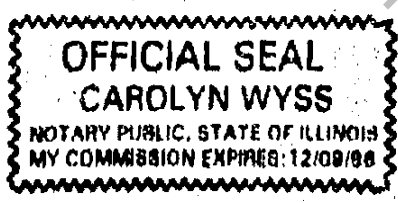
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Carolyn Wyss, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Susan Mc Cann, personally known to me to be the Senior Vice-President and Assistant Secretary of City Lands Corporation, and personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as such Senior Vice-President and Assistant Secretary, she signed and delivered the said instrument as her free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4 day of May, 1993.

Carolyn Wyss
Notary Public

My commission expires 12-9-96.



93404823

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY

CLERK'S OFFICE

PROPERTY OF COOK COUNTY
CLERK'S OFFICE

Property of Cook County Clerk's Office

JAN 10 1983
COOK COUNTY CLERK'S OFFICE

15840440

UNOFFICIAL COPY

9 3 4 0 4 9 2 3

STATE OF ILLINOIS)

COUNTY OF COOK)

I, Carolyn Wyss, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Linda Brace, personally known to me to be the Development Officer for City Lands Corporation, and personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as such Development Officer she signed and delivered the said instrument as her free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4 day of May, 1993.

Carolyn Wyss
Notary Public



93404823

UNOFFICIAL COPY

STATE OF ILLINOIS

DEPARTMENT OF REVENUE

NOTICE OF DELINQUENT TAXES
The following is a list of the names of the persons who have failed to pay the taxes due on their property for the year 1914. The amount of the taxes due is also shown. The names of the persons who have failed to pay the taxes due are listed in alphabetical order. The amount of the taxes due is shown in dollars and cents. The names of the persons who have failed to pay the taxes due are listed in alphabetical order. The amount of the taxes due is shown in dollars and cents.

Property of Cook County Clerk's Office

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
NOTICE OF DELINQUENT TAXES
FOR THE YEAR 1914

03701930

UNOFFICIAL COPY

9 3 4 0 4 2 2 3

EXHIBIT A

THE WEST 46.5 FEET OF THE EAST 53.5 FEET (EXCEPT THE NORTH 8 FEET THEREOF TO BE DEDICATED AS PUBLIC ALLEY) OF LOT 27 (EXCEPT THAT PART THEREOF TAKEN FOR STREET) IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4900 West Quincy Street,
Chicago, Illinois

Permanent Index Number: 16-16-208-030-0000 and
~~16-16-208-031-0000~~

Property of Cook County Clerk's Office

93404823

UNOFFICIAL COPY

RECEIVED

THIS DOCUMENT CONTAINS INFORMATION OF A CONFIDENTIAL NATURE AND IS NOT TO BE
DISSEMINATED TO THE PUBLIC OR TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE
APPROPRIATE AUTHORITY. IT IS THE POLICY OF THE FEDERAL GOVERNMENT TO
PROTECT SUCH INFORMATION FROM UNAUTHORIZED DISCLOSURE.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

03101833

UNOFFICIAL COPY

5 201 1 1 0 2 3

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

MARK LENZ
ASSISTANT CORPORATION COUNSEL
REAL ESTATE AND LAND USE DIVISION
CITY OF CHICAGO
121 NORTH LA SALLE STREET, ROOM 610
CHICAGO, ILLINOIS 60602
(312) 744-1041

Property of Cook County Clerk's Office

93404823

337

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00101000