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COOK COUNTY ILLINOIS
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**DECLARATION OF ABEROGATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION ("Declaration") is made this 13th day of May, 1993, by the City of Chicago, an Illinois municipal corporation ("City").

RECITALS

WHEREAS, the City conveyed to TNI Development Corporation, an Illinois not for profit corporation ("TNI"), that certain real property ("Property") legally described on Exhibit A attached hereto by quitclaim deed ("Deed") dated April 11, 1989 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office") on April 13, 1989 as document #89163845; and

WHEREAS, the City conveyed the Property to TNI pursuant to the City's tax reactivation program, and the Deed contained certain covenants, conditions and restrictions running with the Property to correspond to the City's goals and objectives under said program ("Tax Reactivation Covenants"); and

WHEREAS, the City and Quincy Homes Limited Partnership, an Illinois limited partnership ("Developer") have entered into that certain "Redevelopment Agreement, New Homes for Chicago Program, Quincy Homes Limited Partnership" dated November 26, 1991 and recorded with the Recorder's Office on January 30, 1992 as document #92060024 ("Redevelopment Agreement") providing in part for the construction by Developer of forty (40) units of single family housing in the Austin neighborhood of the City that shall be affordable to many families; and

WHEREAS, the Redevelopment Agreement contains certain covenants, conditions and restrictions running with the land reflecting the City's goals and objectives of the City's New Homes for Chicago Program; and

WHEREAS, in conjunction with Developer's obligation to construct single family housing pursuant to the terms of the Redevelopment Agreement, TNI, after receiving the prior approval of the City, has conveyed the Property to Developer by quitclaim deed dated May 1, 1991 and recorded with the Recorder's Office on February 4, 1992 as document #92072572; and

WHEREAS, Developer agrees to redevelop the Property pursuant to the objectives of the New Homes for Chicago Program and the terms of the Redevelopment Agreement as evidenced by that certain Joinder of Agreement executed by the City and Developer and recorded May 27, 1993 as document #93404822; and

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73-28-289, 22, MEM

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10:45 AM

PROPERTY OF COOK COUNTY CLERK'S OFFICE

TO THE HONORABLE CLERK OF THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS
FROM THE HONORABLE CLERK OF THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS

RECEIVED

Property of Cook County Clerk's Office

WHEREAS, the undersigned Clerk of the Superior Court of Cook County, Illinois, has received from the Honorable Clerk of the Superior Court of Cook County, Illinois, a copy of the original of the following:

1. A copy of the original of the following: [illegible text]

2. A copy of the original of the following: [illegible text]

3. A copy of the original of the following: [illegible text]

4. A copy of the original of the following: [illegible text]

5. A copy of the original of the following: [illegible text]

UNOFFICIAL COPY

WHEREAS, to further the goals and objectives of the City's New Homes for Chicago Program, the City seeks to abrogate the Tax Reactivation Covenants presently encumbering the Property and to declare that the New Homes Covenants shall be binding upon Developer and shall hereafter run with the Property;

NOW, THEREFORE, in furtherance of the goals and objectives of the New Homes for Chicago Program as described in the Redevelopment Agreement and this Declaration, the City hereby declares as follows:

1. The recitations set forth above constitute an integral part of this Declaration and are hereby incorporated by this reference.
2. The covenants, conditions and restrictions created by that certain quitclaim deed from the City of Chicago to TNI Development Corporation recorded on April 13, 1989 as document #89163845 are hereby abrogated and are no longer of any force and effect on the Property.
3. The covenants, conditions and restrictions created pursuant to the terms of the Redevelopment Agreement and the Joinder of Agreement shall be binding on Developer and shall run with the Property.

IN WITNESS WHEREOF, the City has caused this Declaration to be duly executed in its name and its behalf by the Commissioner of the Department of Housing, as of the date first written above.

CITY OF CHICAGO,
an Illinois municipal corporation

By: Marina Carrott
Marina Carrott
Commissioner
Department of Housing

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING, PLEASE
RETURN TO:

Mark Lenz
Assistant Corporation Counsel
City of Chicago
Room 610, City Hall
121 North LaSalle Street
Chicago, Illinois 60602
312/744-1041

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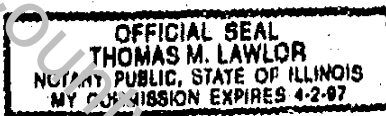
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STATE OF ILLINOIS)
COUNTY OF COOK)

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 to be 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 Commissioner, she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13 day of MAY, 1953

Thomas M. Lawlor
Notary Public



My commission expires _____

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Clerk's Office

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EXHIBIT A

Legal Description:

THE EAST 100 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 TRUSTEES SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4852-60 WEST QUINCY STREET, CHICAGO, ILLINOIS

PIN: 16-16-208-030-0000

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