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(The Above Space For Recorder's Use Only)

QUITCLAIM DEED

THE GRANTOR, THE CITY OF CHICAGO, an Illinois municipal corporation, for and in consideration of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and quitclaims to Woodlawn East Community and Neighbors, Inc. ("Grantee") of 1541 E. 65th St., Chicago, Illinois 60637, all interest of the Grantor in the following described real property ("Property"):

THE WEST 30 FEET OF LOT 21 IN WHITE AND COLEMAN'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1436 E. Marquette Rd., Chicago, Illinois.

Permanent Index Number(s): 20-23-220-022-0000

This Quitclaim Deed is made and executed upon, and is subject to, the following express conditions and covenants, said conditions and covenants being a part of the consideration for the Property hereby conveyed and to be taken and construed as running with the land:

FIRST: The Grantee shall, in accordance with the requirements heretofore set forth by the Chicago Abandoned Property Program, rehabilitate the structure on the Property ("Project"). This condition shall terminate upon the recordation of a Certification of Completion issued by the Grantor, which recordation shall constitute a conclusive determination that the Project has been completed to the reasonable satisfaction of the Grantor.

SECOND: On or before the date 14 days following the date of transfer of title to the Property to the Grantee, the Grantee shall secure the structure on the Property and shall maintain it so secured as necessary to alleviate any danger said structure may pose to persons or property and in a manner satisfactory to the Grantor. If the Grantee breaches this condition, the Grantor may at any time thereafter re-enter the Property and revest title in the City of Chicago. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

THIRD: On or before the date 122 days following the date of transfer of title to the Property to the Grantee, the Grantee shall deposit a written commitment evidencing to the Grantor's satisfaction that sufficient funds are available to rehabilitate the structure. If the Grantee breaches this condition, the Grantor may at any time thereafter re-enter the

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Property and revest title in the City of Chicago. This condition shall terminate upon the recordation of a Certification of Completion issued by the Grantor.

FOURTH: On or before the date 180 days following the date of transfer of title to the Property to the Grantee, the Grantee must submit an application for a building permit (as required pursuant to the Project) to the Department of Buildings of the City of Chicago. If the Grantee breaches this condition, the Grantor may at any time thereafter re-enter the Property and revest title in the City of Chicago. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

FIFTH: Prior to the recordation of this Quitclaim Deed, the Grantee shall deposit with an escrowee designated by the Grantor the amount of Four Hundred Ninety-Five and 00/100 Dollars ($495.00), by certified or cashier's check ("Performance Deposit"), to insure completion of the Project. If the Grantee fails to meet any of the conditions or covenants of this Quitclaim Deed, said Performance Deposit shall be forfeited to the Grantor upon the Grantor's written direction to the escrowee. If all of the conditions and covenants set forth herein have been fulfilled, as evidenced by the recordation of a Certificate of Completion, the Performance Deposit shall be returned to the Grantee.

SIXTH: The Grantee shall complete the Project on or before the date 365 days following the date of the transfer of title to the Property to the Grantee. If the Grantee breaches this condition, the Grantor at any time thereafter may re-enter the Property and revest title in the City of Chicago. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

SEVENTH: The Grantee shall not sell, convey or assign the Property or any part thereof or any interest therein without the prior written approval of the Grantor, except that the Grantee may mortgage the Property or make a collateral assignment of a beneficial interest for the purpose of financing the Project. If the Grantee breaches this condition, the Grantor may at any time thereafter re-enter the Property and revest title in the City of Chicago. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

EIGHTH: If title shall be revested in the Grantor pursuant to any of the aforementioned conditions, the title of the Grantor shall be subject only to the mortgage lien, if any, authorized pursuant to Condition Seven above.

IT IS HEREBY UNDERSTOOD AND AGREED that, as of the execution date of this instrument, the Grantee shall be responsible for the payment of all real estate taxes and assessments on the Property when due, and that the Grantee shall not discriminate upon the basis of race, color, religion, sex, national origin, handicap or disability, sexual

orientation, parental status, or military status in the redevelopment, rehabilitation, sale, lease, rental, use or occupancy of the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by the Mayor and by the Deputy City Clerk, on or as of the 23rd day of August, 1993.

CITY OF CHICAGO,
an Illinois municipal corporation

By: Richard M. Daley
RICHARD M. DALEY, Mayor

ATTEST:

DANIEL BURKE, Deputy City Clerk

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Toni Dixon, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Burke, personally known to me to be the Deputy City Clerk of the City of Chicago, an Illinois 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 Deputy Clerk, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23rd day of August, 1993.

"OFFICIAL SEAL"
TONI DIXON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/09/95

This instrument was prepared by:
Lori S. Weissman, Assistant Corporation Counsel

AFTER RECORDING, MAIL TO:
Woodlawn East Community and Neighbors, Inc.
1541 E. 65th St., Chicago, Illinois 60637

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 305/4(b); AND SECTION 3-32-030B7(b) OF THE MUNICIPAL CODE OF CHICAGO.

[QCDBED-1.K-2 08/09/93]