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QUIT CLAIM DEED

DEPT-01 RECORDING \$81.50
742272 TRAN 3197 06/06/94 16:33:00
\$2279 4 REC 4-94-50 17355
COOK COUNTY RECORDER

THE GRANTORS, THE HABITAT COMPANY, an Illinois corporation, and **DANIEL E. LEVIN**, not personally, but jointly as Receiver for the Chicago Housing Authority Scattered Site Housing Program (collectively "Grantor") for and in consideration of One Hundred and XX/100 Dollars (\$100.00), conveys and quitclaims to **BANK ONE CHICAGO, N.A.**, as Trustee under Trust Agreement dated September 29, 1993 and known as Trust Number R3932 situated at 800 Davis Street, Evanston, Illinois ("Grantee") (the beneficiary of said Trust is hereinafter referred to as "Contractor"), all interest and title of the Grantor in and to the property described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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This Deed is made and executed upon and is subject to certain express conditions and covenants, which are part of the consideration for the conveyance of the Property and are to be taken and construed as running with the land and Grantee (Contractor) hereby binds itself, its successors, assigns, grantees and lessees to these covenants and conditions which covenants and conditions are as follows:

1. The Contractor shall devote the Property only to the uses specified in the applicable provisions of the Turnkey Contract of Sale dated May 20, 1994 (hereinafter referred to as "Contract") respecting the sale of the Property entered into by Grantor and Contractor.

2. The Contractor shall pay real estate taxes or assessments on the Property hereby conveyed or any part thereof when due and shall not place thereon any encumbrance or lien other than for financing to assist in the payment of the costs of redevelopment of the Property.

3. The Contractor shall promptly commence the construction of the improvements on the Property (the "Improvements") in accordance with the construction plan specified in the Contract and prosecute diligently the construction of said Improvements to completion. The construction shall commence not later than the date specified in the Contract and shall be substantially completed no later than twenty-four (24) months from the commencement date.

This Deed is subject to a reversion interest in the Grantor in the event the Grantee (or Grantee's successors or assigns) does not complete construction of the Improvements substantially in accordance with the Contract, within twenty-four (24) months from the date hereof. Upon completion of the Improvements, Grantor will record a Declaration of Completion at which time the reversion interest shall become null and void.

Notwithstanding any of the provisions of this Deed, including but not limited to those which are intended to be covenants running with the land, the holder of any mortgage or trust deed authorized by the Contract (including any holder who obtains title to the parcels of property or any part thereof as a result of foreclosure proceedings, or action in lieu thereof, and including (i) any other party who thereafter obtains title to the parcels of property or such part from or through such holder, or (b) any other purchaser at foreclosure sale other than the holder of the mortgage itself) shall not be personally obligated by the provisions of this Deed to construct or complete the construction of the improvements or to guarantee such construction or completion; nor shall any covenant or any other provision in this Deed be construed to so personally obligate such holder. Nothing herein shall be deemed or construed to permit or authorize any such holder to devote the Property or any part thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided or permitted under the Contract.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Deed on its part have been complied with and all things necessary to constitute this Deed a valid, binding and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Deed on its part have been and are in all respects authorized in accordance with the law.

Buyer, Seller or Representative
Date 6-2-94
Section 4, Real Estate Transfer Tax Act.

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25/50
BANK

WMD 709-21/MS

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Property of Cook County Clerk's Office

Date _____

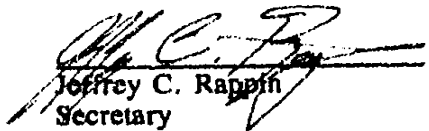
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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on or as of the 2nd day of June, 1994.

THE HABITAT COMPANY, not personally but as Receiver for the Scattered Site Housing Program of the Chicago Housing Authority


Daniel E. Levin

By: 
President

Attest: 
Jeffrey C. Rappin
Secretary

THIS INSTRUMENT WAS PREPARED BY:
Jeffrey C. Rappin
350 West Hubbard Street
Suite 500
Chicago, Illinois 60610

habitat/cha/#150/quit-clerk/dec
June 1, 1994

MAIL RECORDED DEED TO:
Laura S Adelson
500 Davis Center #701
Evanston, IL 60201



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

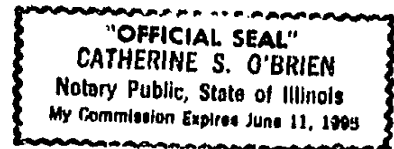
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. Levin, personally known to me to be the _____ President of the corporation, and Jeffrey C. Rappin, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, this 2nd day of June, 1994.

My Commission Expires:

June 11, 1995

Catherine S. O'Brien
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

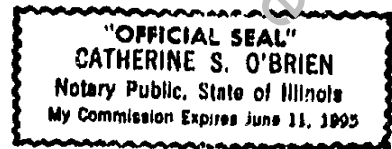
I, Catherine S. O'Brien, a Notary Public in and for said County, DO HEREBY CERTIFY that Daniel E. Levin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of June, 1994.

My Commission Expires:

June 11, 1995

Catherine S. O'Brien
Notary Public



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Property of Cook County Clerk's Office

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WALKER A
Legal Description

^{w.f.} ^{JCA}
The East 1/2 of Lot 15 in Block 4 in Johnson's Subdivision of the North 1/2 of the West 1/2 of the Southwest 1/4 of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2301 West 18th Place

PIN No.: 17-19-306-022

The East 1/2 of Lot 10 in Block 3 in W. F. Johnston's Subdivision of the North 1/2 of the West 1/2 of the Southwest 1/4 of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2243 West 18th Street

PIN No.: 17-19-303-005

^{sch}
The West 1/2 of Lot 8 in Block 3 in W. F. Johnston's Subdivision of the North 1/2 of the West 1/2 of the Southwest 1/4 of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2235 West 18th Street

PIN No.: 17-19-303-008

Lot 34 in McCormick's Subdivision of Block 6 in Walker's Subdivision of the Northeast 1/4 of Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2638 West 23rd Place

PIN No.: 16-25-207-025

Lot 21 in Block 3 in Kraviec and Kaspar's Subdivision of the East 1/2 of the Northeast 1/4 of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian (except the South 44 Acres thereof), in Cook County, Illinois.

Address: 2241 South Christiana

PIN No.: 16-26-205-018

Lot 4 in Block 2 in the Subdivision of Block 14 in the Subdivision of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2808 South Christiana

PIN No.: 16-26-420-025

Lot 15 in Subdivision of the West 1/2 of Block 3 (except the West 139.95 feet thereof) in W. L. Sampson's Subdivision of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4434 South Hermitage

PIN No.: 20-06-409-037

Lot 17 in Block 2 in Ward's Subdivision of Blocks 1, 4 and 5 of Stone and Whitney's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6, Township 38 North, Range 14 and the North 1/2 and the West 1/2 of the Southeast 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4340 South Honore

PIN No.: 20-06-401-041

Lot 18 in Block 2 in Ward's Subdivision of Blocks 1, 4 and 5 of Stone and Whitney's Subdivision in the West 1/2 of the Southeast 1/4 of Section 6, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4342 South Honore

PIN No.: 20-06-401-042

Lot 15 in Block 2 in Ward's Subdivision of Blocks 1, 4 and 5 in Stone and Whitney's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6, Township 38 North, Range 14 and the North 1/2 and the West 1/2 of the Southeast 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4334 South Honore

PIN No.: 20-06-401-039

Lot 16 in Block 2 in Ward's Subdivision of Blocks 1, 4 and 5 in Stone and Whitney's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6, Township 38 North, Range 14 and the North 1/2 and the West 1/2 of the Southeast 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4336 South Honore

PIN No.: 20-06-401-040

Lot 6 in Gage's Subdivision of Block 34 (except the West 100 feet thereof) in S. J. Walker's subdivision of that part lying South of Illinois and Michigan Canal of the East 1/2 of the Northeast 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, part of the Northwest 1/4 of Section 31, Township 39 North, Range 14 East of the Third Principal Meridian, together with the West 20 Feet vacated Western Avenue East and adjoining Lot 6 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3412 South Western

PIN No.: 16-36-203-032

Lot 5 together with the West 20 Feet of vacated Western Avenue East and adjoining Lot 5 in the Subdivision of Block 34 (except the West 100 feet of said block) in Samuel J. Walker's Subdivision of that part lying South of the Illinois and Michigan Canal of the Northwest 1/4 of Section 31, Township 31, Township 39 North, Range 14 East of the Third Principal Meridian, and of that part South of the Canal of the East 1/2 of the Northeast 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3410 South Western

PIN No.: 16-36-203-031

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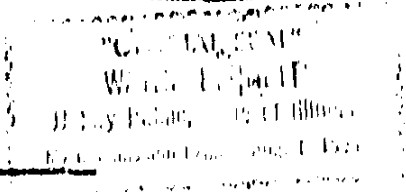
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STATEMENT BY GRANTOR AND GRANTEE

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 6-2, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 27th day of JUNE, 1994.
Notary Public [Signature]



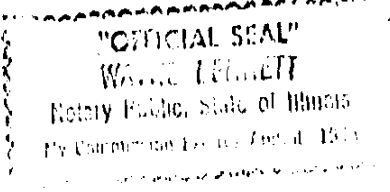
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 6-2, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 27th day of JUNE, 1994.
Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



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