

(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 Thousand and No/100 Dollars (\$1,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and quitclaims to Lucious Boykin ("Grantee") of 108 S. Hamlin Ave., Chicago, Illinois 60624, all interest of the Grantor in the following described real property ("Property"):

LOT 6 IN BLOCK 2 IN FRANCOIS P. CASEY'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN THE SUBDIVISION BY L.C. PAINE FREEP (AS RECEIVER) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4245 W. Roosevelt Rd., Chicago, Illinois

Permanent Index Number(s): 16-22-202-006

DEPT-01 RECORDING \$25.50
T#0014 TRAN 2249 07/26/94 13:48:00
#8253 # AR \*-94-657505
COOK COUNTY RECORDER

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 re-vest 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

except under provisions of Paragraph 2 - Section 1. Real Estate Transfer Tax Act.

1.25.94 Date Buyer, Seller or Representative

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7. 14.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

CLERK OF THE COURT

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

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Property of Cook County Clerk's Office

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Property and re-vest 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 re-vest 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 Two Hundred Seven No/100 Dollars (\$207.00), 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 re-vest 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 re-vest 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 re-vested 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

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and the court has held that the defendant's failure to file a motion for judgment of acquittal is not a waiver of the right to a new trial.

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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 City Clerk, on or as of the 25<sup>th</sup> day of January, 1994.

CITY OF CHICAGO,  
an Illinois municipal corporation

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

ATTEST:  
Ernest R. Wish  
ERNEST R. WISH, City Clerk

STATE OF ILLINOIS

COUNTY OF COOK

Toni Dixon, Notary Public in and for said County, in the

State aforesaid, do hereby certify that Ernest R. Wish, personally known to me to be the 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 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 25<sup>th</sup> day of JANUARY, 1994.

Toni Dixon  
NOTARY PUBLIC

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

AFTER RECORDING, MAIL TO:  
Lucious Boykin  
108 S. Hamlin Ave., Chicago, Illinois 60624

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 09/20/93}



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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 of Cook, Illinois.

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

Property of Cook County Clerk's Office

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CLERK OF COOK COUNTY  
JAMES J. COUGHLIN  
100 NORTH LAKE STREET  
CHICAGO, ILLINOIS 60601  
TELEPHONE 361-1111  
FAX 361-1112

COOK COUNTY, ILLINOIS  
CLERK OF COOK COUNTY  
JAMES J. COUGHLIN  
100 NORTH LAKE STREET  
CHICAGO, ILLINOIS 60601  
TELEPHONE 361-1111  
FAX 361-1112

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