

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

UNOFFICIAL COPY

NO. 803
February, 1985

94221558

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 8th day of March,
19 94 between PILSEN RESURRECTION DEVELOPMENT CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Maria NATIVIDAD VARGAS, party of the first part, 2137 W. 22nd Place, Chgo, IL 60608

(NAME AND ADDRESS OF GRANTEE)
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN Dollars and

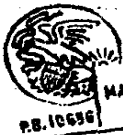
in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY into the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Above Space For Recorder's Use Only

94 74 91 970 DB 294 Ban

SEE ATTACHED EXHIBIT A

BOOK 015
CO. NO. 224755



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-94 DEPT. OF REVENUE
75.00

079668

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-94
37.50

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

94221558

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 17-19-307-U21-0000
Address(es) of real estate: 2252 W. 19th Street Chgo, IL 60608

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and authorized by its name Secretary on the day and year first above written.

HOUSING SERVICES DIRECTOR

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAR-94
562.50

PILSEN RESURRECTION DEVELOPMENT CORPORATION
(Name of Corporation)

By Maria Luisa Keane

Attest: _____

This instrument was prepared by Maria Luisa Keane 1818 S. Paulina Chgo, IL 60608
(NAME AND ADDRESS)

MAIL TO: BRUCE E. ADOLMAN
(Name)
22 North LaSalle Street
Suite 3500
Chicago, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
MARIA N. VARGAS
(Name)
2252 West 19th Street
(Address)
Chicago, Illinois 60608
(City, State and Zip)

CR RECORDER'S OFFICE BOX NO. _____

BOX 333

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

UNOFFICIAL COPY

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

85512276

94221558

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94 MAR 10 PM 12:50

OFFICIAL SEAL
Steve Gustas
Notary Public, State of Illinois
My Commission Expires 5/4/96

OFFICIAL SEAL
MARILUISA KEANE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/23/96

Commission expires Sept. 23, 1996

Notary Public

Steve Gustas
day of March, 1994

GIVEN under my hand and official seal this _____ day of _____, 1994, act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

authority, given by the Board of _____ Directors of said corporation as well free and voluntary delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to acknowledged that as such _____ President and _____ Secretary, both signed and

names subscribed to the foregoing instrument, appeared before me this day in person and severally _____ Secretary of said corporation, and personally known to me to be the same persons whose a Non-For-Profit corporation, and _____ personally known to me to be the

personally known to me to be the _____ Hsg. Secretary of PILSEN-RESURRECTION DEVELOPMENT CORPORATION

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mariluisa Keane Director

_____, a notary public, Steve Gustas

STATE OF Illinois }
COUNTY OF Cook }
ss. _____

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
RESIDENTIAL COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007491970 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 10 INCLUSIVE IN THE RESUBDIVISION OF LOTS 40 TO 45 INCLUSIVE AND THE WEST 16 FEET OF LOT 46 IN BLOCK 4 OF W. F. JOHNSTON'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
EXHIBIT A

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

08/25/2008

UNOFFICIAL COPY

DECLARATION OF RESTRICTIONS CONCERNING OCCUPANCY AND RESALE

This Declaration of Restrictions Concerning Occupancy and Resale (this "Declaration") is hereby attached to and made a part of that certain Deed dated March 8, 1994, naming the Pilsen Joint Venture, an Illinois Joint Venture, as grantor ("Grantor"), and Maria Natividad Vargas, as grantee ("Grantee"), and concerning that certain single family residence commonly known as 2252 W. 19th Street, Chicago, Illinois (the "Property"). The provisions contained in this Declaration are subject to the rights of the City of Chicago with respect to the Property, as evidenced by the Covenant of Residency, and the Mortgage, Security and Recapture Agreement, executed by Grantee in favor of the City of Chicago.

WITNESSETH:

WHEREAS, the housing unit which is a part of the Property was constructed by the Grantor pursuant to the City of Chicago New Homes for Chicago Program (the "Program"), the purpose of which Program is, in part, to provide affordable, quality, single-family housing to moderate income families in the City of Chicago; and

WHEREAS, in connection with the Program and in accordance with the terms of a certain Redevelopment Agreement between Grantor and the City of Chicago dated as of September 27, 1991, Grantor's cost of acquiring the land and constructing the improvements thereon, which collectively comprise the Property, was partially subsidized by public funds and waivers of certain City of Chicago fees and deposits made available to Grantor through the Program; and

WHEREAS, Grantee has directly benefitted from the public funds made available to Grantor, at no cost, through the Program, because Grantor has, therefore, been able to sell the Property to Grantee for a price which is significantly below its fair market value, thereby furthering the purposes of the Program; and

WHEREAS, Grantee has received an additional benefit in the form of government subsidized below market mortgage financing that has enabled Grantee to purchase the Property from Grantor; and

WHEREAS, Pilsen Resurrection Development Corporation, an Illinois not-for-profit corporation and a member of Grantor ("PRDC"), has individually assisted with obtaining the above-mentioned public funds and below market mortgage financing, and has otherwise provided services to, and has assisted Grantee at no cost to Grantee, including the obtaining of services for Grantee from third parties, all to make it possible for Grantee to purchase the Property from Grantor at a price which is significantly below its fair market value; and

WHEREAS, the objectives the Program was designed to accomplish would not be achieved if Grantee or someone of Grantee's income level were not occupying the Property as his or her primary residence.

94221558

UNOFFICIAL COPY

FILE NO. 100-100000

SEARCHED INDEXED

SERIALIZED FILED

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

NOW, THEREFORE, to accomplish and further the purpose of the Program which is in part to make affordable, quality housing available to moderate income families such as Grantee in the Pilsen neighborhood of the City of Chicago, and in consideration of the below market price of the Property paid by Grantee, the below market financing that has been made available to Grantee to purchase the Property and other benefits received by Grantee pursuant to the Program, Grantor hereby declares as follows:

Section 1. Restrictions on Resale.

1.1 By accepting delivery of the deed of which this Declaration is a part, Grantee acknowledges that Grantor intends to occupy the Property as Grantee's principal personal residence for a period of at least six (6) years following the date of the recording of this Declaration (the "Occupation Period").

1.2 If Grantee desires to sell the Property at any time during the Occupation Period, then, as a condition precedent to Grantee's right to sell the Property during such period, Grantee shall, prior to making any effort to market or sell the Property, give written notice of such desire (the "Grantee Notice") to PRDC at its place of address noted in Section 5.7 below by United States Registered or Certified Mail, Return Receipt Requested, proper postage prepaid. The Grantee Notice shall set forth Grantee's name, the address of the Property and shall state Grantee's desire to sell the Property.

1.3 (a) Upon PRDC's receipt of the Grantee Notice, as receipt of such notice is determined pursuant to Section 5.7 below, both PRDC and Grantee may attempt to locate a potential buyer (a "Prospective Buyer") who is ready and willing to purchase the Property at a price that is no greater than the "Resale Price" (as defined in Section 3 below) and who is willing to have PRDC examine a true and complete copy of such Prospective Buyer's United States or other applicable country's federal income tax returns for the two calendar years immediately preceding the then current calendar year, including W-2 or similar forms and such other data attached or related to the said tax returns as may be reasonably requested by PRDC (collectively, the "Tax Returns"), to determine whether such Prospective Buyer satisfies the "Eligibility Requirements of the New Homes Program" (as defined in Section 4 below).

(b) (i) Upon identification of a Prospective Buyer by either Grantee or PRDC, the party identifying the Prospective Buyer (Grantee or PRDC, as applicable) shall cause the Prospective Buyer to execute a "Resale Contract" (as defined below in this subparagraph (b)) and send a copy of its Tax Returns and the signed Resale Contract by United States Registered or Certified Mail, Return Receipt Requested, proper postage prepaid, to PRDC at its address specified in Section 5.7 below. Under no circumstances shall personal delivery, or delivery by any other means, satisfy the requirement of this provision. If PRDC shall receive a signed Resale Contract and Tax Returns from more than one Prospective Buyer, then PRDC shall compile a list of all such Prospective Buyers and shall maintain such list in chronological order according to the postmarks on the various envelopes received by PRDC containing the signed Resale Contracts and Tax Returns (the "Prospective Buyer List"). In the event that two or more Prospective Buyers appear on the Prospective Buyer List as of the same date by virtue of the postmarks on the envelopes in which the applicable Resale Contract and Tax Returns were sent, then PRDC shall hold a drawing, in a manner chosen by PRDC in its sole discretion, to determine the order of the names of such Prospective Buyers on the Prospective Buyer list.

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04/25/2009

UNOFFICIAL COPY

(ii) For purposes of this Declaration, the term "Resale Contract" means a real estate purchase and sales agreement substantially in the form and substance of the agreement attached hereto and made a part hereof as Exhibit A, providing for the sale of the Property, together with not less than all of the personal property which was originally purchased by Grantee pursuant to the Program, to the Prospective Buyer. The Resale Contract shall expressly provide, among other things, that the Resale Contract is subject to the terms and provisions of this Declaration, that the Prospective Buyer's obligations thereunder are contingent upon it being found or deemed by operation of this Declaration to be an "Eligible Buyer" (as defined in Section 1.4(b) below) pursuant to this Section 1, that the Resale Contract may not be assigned by either party and that it shall not be binding on, nor inure to the benefit of, a Prospective Buyer's heirs, successors, executors, legal administrators or representatives. In addition, the Resale Contract shall include, if at all, a finance contingency clause for a fixed or adjustable rate mortgage loan having an amortization period of not more than thirty (30) years and interest rate and closing points provisions which are substantially in accordance with the interest rate and closing points provisions then being charged by institutional lenders for similar unsubsidized mortgage loans on property located in areas with real estate values generally similar to the real estate values in the Pilsen neighborhood of Chicago.

Section 1.4 (a) Upon receipt of a signed Resale Contract and accompanying Tax Returns (which PRDC shall review in the order in which they are received, as set forth on the Prospective Buyer List prepared in accordance with Section 1.3(b)(i) above), PRDC shall have a fifteen (15) day period (the "PRDC Review Period") within which to review greater than the "Resale Price" (as defined at Section 3 below) and that the Resale Contract is otherwise in conformity with Section 1.3 above, and (ii) the Tax Returns to determine whether the Prospective Buyer meets the "Eligibility Requirements of the New Homes Program."

(b) If PRDC determines that (i) the Resale Contract is in accordance with the provisions of Section 1.3 above and Section 3 below and (ii) the particular Prospective Buyer satisfies the "Eligibility Requirements of the New Homes Program" (a Prospective Buyer who satisfies the conditions of the preceding items (i) and (ii) being hereinafter referred to as an "Eligible Buyer"), then PRDC shall so notify Grantee in writing by notice (the "PRDC Eligibility Notice") mailed within the PRDC Review Period, such notice to be accompanied by the Resale Contract, as signed by the Eligible Buyer. PRDC's obligations with respect to all other Prospective Buyers shall end on the date the PRDC Eligibility Notice is mailed. Grantee shall then promptly execute and deliver the Resale Contract to the Eligible Buyer and the sale of the Property to the Eligible Buyer shall proceed in accordance with the terms and provisions of the Resale Contract. If PRDC fails to give a PRDC Eligibility Notice within the time period and in the form provided for in this Section 1.4 with respect to a particular Prospective Buyer, then the Grantee may sell the Property to any buyer, at any price, and pursuant to any form of real estate sales contract agreeable to the parties, regardless of whether such buyer meets the Eligibility Requirements of the New Homes Program.

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

14881222

UNOFFICIAL COPY

(e) If PRDC determines that the particular Prospective Buyer satisfies the "Eligibility Requirements for the New Homes Program" but that the signed Resale Contract is not in conformity with this Declaration, as aforesaid, then PRDC shall so notify the particular Prospective Buyer in writing by notice mailed within the PRDC Review Period specifying in detail how the Resale Contract does not conform to the requirements of Section 1.3 above or Section 3 below, and shall permit such Prospective Buyer ten (10) days (the "Cure Period") from its receipt of such notification within which to submit a new Resale Contract complying with the provisions of Section 1.3 above and Section 3 below. PRDC may utilize the injunctive relief, and other remedies, provided for in Section 5.2 hereof to prevent a sale of the Property pursuant to such a non-complying Resale Contract. If a new Resale Contract complying with the provisions of Section 1.3 above and Section 3 below is submitted to PRDC within the Cure Period, then PRDC shall so notify Grantee in Writing sent within seven (7) days of the last day of the Cure Period, such notice to be accompanied by the new Resale Contract as signed by the Eligible Buyer. PRDC's obligations with respect to all other Prospective Buyers shall end on the date such notice is sent. Grantee shall promptly execute and deliver the new Resale Contract to the Eligible Buyer and the sale of the Property to the Eligible Buyer shall proceed in accordance with the terms and provisions of such new Resale Contract. If a new Resale Contract complying with the provisions of Section 1.3 above and Section 3 below is not submitted to PRDC, as signed by the particular Prospective Buyer, within the Cure Period, then Grantee and the particular Prospective Buyer shall be so notified by written notice (the "PRDC Disapproval Notice") sent by PRDC to each of them within the seven-days of the last day of the Cure Period. If PRDC determines that the particular Prospective Buyer does not satisfy the Eligibility Requirements of the New Homes Program, regardless of whether the Resale Contract is in conformity with Section 1.3 above and Section 3 below, then PRDC shall so notify Grantee and the particular Prospective Buyer (the "PRDC Ineligibility Notice") sent by PRDC to each of them within the aforesaid PRDC Review Period. If PRDC fails to give a PRDC disapproval Notice or a PRDC Ineligibility Notice, as applicable, within the time periods, and in the form, provided for in this Section 1.4 with respect to a particular Prospective Buyer, then the Grantee may sell the Property to that Prospective Buyer at any price, and pursuant to any form of real estate sales contract agreeable to the parties, regardless of whether such Prospective Buyer meets the Eligibility Requirements of the New Homes Program. The PRDC Disapproval Notice and the PRDC Ineligibility Notice, as applicable, shall be accompanied by the Resale Contract which shall be marked on the face thereof "Void." If there are other Prospective Buyers identified on the Prospective Buyer List, then PRDC shall evaluate the next listed Prospective Buyer (or, if no other Prospective Buyers are identified on the Prospective Buyers List but a Prospective Buyer is thereafter identified by or to PRDC during the Occupation Period, then PRDC shall evaluate such Prospective Buyer) and PRDC shall comply with the procedures outlined in Sections 1.3(b) above and this Section 1.4 until the first to occur of (i) identification and approval as aforesaid of an Eligible Buyer or (ii) expiration of the Occupation Period.

Section 1.5 If the sale of the Property to the Eligible Buyer shall not close for whatever reason and the Resale contract shall be terminated, then before the Property can be sold during the Occupation Period, Grantee and PRDC shall once again comply with the provisions of this Section 1.

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

RECEIVED

UNOFFICIAL COPY

Section 1.6 If the Property shall be sold at any time during the Occupation Period, then, during the remainder of the Occupation Period, all subsequent owners of the Property shall similarly comply with all of the provisions of this Section 1 prior to attempting and, as a condition of their right, to market and sell the Property during such period.

Section 1.7 PRDC shall not discriminate based on color, race, religion, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military status, parental status or source of income, in selecting, or in making income eligibility determinations with respect to, prospective Eligible Resale Buyers, and PRDC shall comply with any and all federal, state and local laws, statutes, ordinances or regulations with regard to non-discrimination in the sale and marketing of housing, including, without limitation, the Fair Housing Act, 42 U.S.C. sec. 3601 et. seq. (1988), and 42 U.S.C. sec. 1982 (1988), and sections 17-19 of Article I of the Constitution of the State of Illinois.

Section 1.8 Notwithstanding any of the foregoing provisions, no Prospective Buyer who becomes an Eligible Buyer shall be entitled to purchase the Property if PRDC determines prior to the closing of a planned sale of the Property that another Prospective Buyer who also became an Eligible Buyer appears earlier in the chronological order of the Prospective Buyers List.

Section 2. Restriction on Occupancy

2.1 During the Occupation Period, the Property shall be used only as the primary personal residence of the owner(s) of the Property; provided, however, that, as long as the Property is occupied by the owner(s) of the Property as their primary personal residence, then, except to the extent otherwise provided in Section 2.2 below, such owner(s) may permit the Property to be occupied, as well, by other persons, including those related to such owners(s) by blood or marriage.

2.2 In order to ensure that the objectives of the Program (i.e. the provision of affordable, quality housing to moderate income families in the City of Chicago) are achieved and maintained throughout the Occupation Period, and notwithstanding any term or provision of this Declaration to the contrary, during the Occupation Period, neither Grantee nor any other owner(s) of the Property may lease, permit to be leased (or otherwise grant or permit to be granted a right to occupy) the Property or any part thereof to any person or entity where consideration is paid for such occupancy right.

Section 3. Resale Price

The "Resale Price" is that price which is equal to the purchase price for the Property (as indicated on the real estate sales contract between Grantee and Grantor (the "Original Contract")) plus 5% of such purchase price for each full year since the date of the closing of the sale of the Property pursuant to the Original Contract, plus the cost of any permanent improvements to the Property made by Grantee subsequent to the date hereof (not including the cost of permanent improvements made to repair damage to the Property which is not the result of ordinary wear and tear), less the estimated cost of repairing any unrepaired damage to the Property which is not the result of ordinary wear and tear. Notwithstanding the foregoing, the Grantee may sell or attempt to sell the Property for less than the amount above, if Grantee notifies PRDC in writing prior to offering or attempting to sell the Property at such lower Resale Price.

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04551229

UNOFFICIAL COPY

Section 4. Eligibility Requirements

The "Eligibility Requirements of the New Homes Program" are that the individual purchasing the Property can not have an income which exceeds 120% of the "Median Income" as determined in accordance with the "United States Department of Housing and Urban Development Maximum Income By Family Size Guidelines on Chicago PMSA." In the event that such guidelines are no longer promulgated by the United States Department of Housing and Urban Development ("HUD"), PRDC shall utilize, in determining satisfaction of the Eligibility Requirements of the New Homes Program described in this Section 4, any other comparable standard that may be promulgated by HUD, or its successor agency, pursuant to the United States Housing Act of 1937, as amended.

Section 5. General Matters

5.1 All of the covenants, conditions, and restrictions contained herein shall run with the land but shall terminate and shall have no further force or effect upon the expiration of the Occupation Period.

5.2 All covenants, conditions and restriction contained herein may be enforced by Grantor or PRDC (to whom Grantor has delegated the authority, on behalf of Grantor, to enforce such covenants, conditions and restrictions) by action at law or in equity, including, without limitation, an action seeking injunctive or other relief restraining the violation of such covenants, conditions and restrictions.

5.3 In the event any provision hereof shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

5.4 The headings provided herein are for convenience only and shall not define or limit the provisions of these Resale and Occupancy Restrictions.

5.5 Where the context so requires, words used in the singular shall include the plural and vice versa, and words of one gender shall include all other genders.

5.6 The provisions hereof shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

5.7 All notices, demands and communications required or permitted by this Declaration ("Notices") shall be in writing and, except as otherwise specified to the contrary herein, shall be personally delivered or sent by United States Mail, Registered or Certified Mail, Return Receipt Requested, proper postage prepaid, and addressed as follows:

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/15/2011

UNOFFICIAL COPY

If to Grantee, or if to Grantee's
successors and assigns:

To the address of the Property.

If to PRDC:

Pilsen Resurrection Development
Corporation 1818 South Paulina Chicago,
Illinois 60608

Attention: Executive
Director

or to such other address of PRDC contained in a notice sent to Grantee in accordance with the foregoing notice provisions and recorded by PRDC against legal title to the Property. Notices which are personally delivered shall be deemed received upon delivery to (or upon refusal to accept delivery by) the addressee on Monday through Fridays between the hours of 9:00 a.m. and 5:00 p.m. Notices which are mailed in accordance with this Section 5.7 shall be deemed received two (2) business days after posting in the United States mails.

5.8 The term "owner(s) of the Property", as used herein, shall mean Grantee and any other holder of legal title to the Property, including the holder of the beneficial interest in such legal title.

Property of Cook County Clerk's Office

94221558

UNOFFICIAL COPY

Property of Cook County Clerk's Office

01/15/2022