

COOK COUNTY ILLINOIS
F. I. C. RECORD

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SWEAT EQUITY COVENANT

This agreement is made this December 1, 1993 by and between Roseland Christian Community Homes Corporation ("RCCHC") and Darlene Benton ("Purchaser").

WITNESSETH, that the parties hereto have heretofore entered unto a "Sweat Equity Contract" as a condition of Purchasers acceptance by RCCHC into RCCHC's rehabilitation purchase program ("Adopt-A-Home Program").

The Adopt-A-Home Program is a cooperative program whereby the adopting home family works together with RCCHC in rehabbing the home they will purchase. In addition, the adopting home family agrees to aid RCCHC in its christian cause by assisting other adopting home families with the rehab of their respective homes.

WHEREAS, the parties agree as follows:

The conveyance of the real estate commonly known as **36 EAST 101ST STREET CHICAGO, ILLINOIS 60628** and described as:

LOT 16 IN FRED M. LYON'S MICHIGAN AVENUE ADDITION TO ROSELAND, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 25-10-309-036

(the "Property") is hereby made subject to the Purchaser's compliance with the terms and provisions of the Sweat Equity Contract made between Purchaser and RCCHC dated 12/1/93 which is incorporated herein by this reference.

In the event that the Purchaser fails to comply with the terms and provisions of the Sweat Equity Contract, in the sole discretion of RCCHC, the title to the real estate shall revert to RCCHC upon RCCHC recording in the Office of the Recorder of Deeds of Cook County, Illinois within two years of the date hereof a declaration of reversion signed by RCCHC. Such declaration shall be conclusive as to the reversion of such title, and upon such reversion, title to the real estate shall be fully vested in RCCHC subject to only those matter affecting title at the date hereof, the then outstanding mortgage described below and real estate taxes. In all other respects, the title of RCCHC upon such reversion shall terminate all other rights or interests of the Purchaser and other persons claiming by, through or under them in the real estate. In the event that no such declaration of reversion is so recorded by RCCHC within such period, the rights of reversion in RCCHC under this paragraph shall terminate and end and the real estate shall no longer be subject to such right of reversion.

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During the period of ten (10) years following the date of this covenant, the Purchaser shall not sell or otherwise encumber or transfer the real estate without the written consent of the RCCHC first obtained. Such consent shall not be unreasonably withheld or delayed, but shall only be given in those instances where, in the sole discretion of RCCHC, the Purchaser is selling the real estate at its fair market value. In the case where the Purchaser is selling the real estate and the RCCHC has consented thereto as contemplated by this paragraph, from the proceeds of such sale, the RCCHC shall receive one-half (1/2) thereof after payment of the mortgage described below and the costs of sale, including, but not limited to, broker's commissions, real estate tax proration over and above any tax reserves held by the below named mortgagee, title insurance expenses, transfer taxes payable by the seller, surveyor's fees and reasonable attorney's fees for such transaction.

The terms of this Covenant shall be junior and subordinate to the lien of First National Bank of Evergreen Park evidenced by that certain Mortgage # 1019354 and recorded as Document No. 94331640 in the office of the Cook County Recorder of Deeds.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their respective seals this 1st day of December, 1993.

ROSELAND CHRISTIAN COMMUNITY
HOMES CORPORATION

By: Maurice Williams

Carline Butler
PURCHASER

Prepared by: and mail to

Earl A. Talbot
HOOGENDOORN, TALBOT, DAVIDS,
GODFREY & MILLIGAN
122 E. Michigan Avenue
Suite 1220
Chicago, Illinois 60605

FILE: SWEATCIV.WFC

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