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#### **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 Sparrer Sausage Company, Inc. ("Grantee") of 4325 W. Ogden Ave., Chicago, Illinois 60623, all interest of the Grantor in the following described real property ("Property"):

LOT 4 IN DEWOLF'S SUBDIVISION OF LOTS 12 TO 16 OF EPPS' SUBDIVISION OF THAT PART OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF OGDEN AVENUE (EXCEPT THE NORTH 5 ACRES) IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address. 4236-42 W. Ogden Ave., Chicago, Illinois.

Permanent Index Number(s): 16-27-203-054-0000

This Quitclaim Deed is made and executed upon, and is subject to, the following express conditions and covenants, said cormions 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, demolish the structure(s) 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 60 days following the date of transfer of title to the Property to the Grantee, the Grantee must submit an application for a demolitical 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.

THIRD: Prior to the recordation of this Quitclaim Deed, the Grantee shall deposit with an escrowee designated by the Grantor the amount of One Thousand One Hundred and Ninety and No/100 Dollars (\$1190.00), by certified or cashier's check ("Performance Deposit"), to insure completion of the Project. If Grantee breaches the condition herein to complete the Project within the specified time period, said Performance Deposit shall be forfeited to the Grantor. If said condition to complete the Project is timely fulfilled, as evidenced by the recordation of a Certificate of Completion, the Performance Deposit shall be returned to the Grantee.

FOURTH: The Grantee shall complete the Project on or before the date 90 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 issue by the Grantor.

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FIFTH: The Crinter shill no sell con ever 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 Granter 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.

SIXTH: Title shall be revested in the Grantor pursuant to any of the aforementioned covenants and conditions subject only to the mortgage lien, if any, authorized pursuant to Condition Five 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 Propyrty when due, and that the Grantee shall not discriminate upon the basis of race, color, religion, sex, intional 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 WIEREOF, the Grantor has caused this instrument to be duly executed in its name and behalf and its sal to be hereunto duly affixed and attested, by the Mayor and by the City Clerk, on or as of the 28th day of APRIL, 1994.

> CITY OF CHICAGO, an Illino's nunicipal corporation By: DALEY, Mayor WISH, City Clerk

) SS. COUNTY OF COOK a Notary Public in and for said County, in the State aforesaid, do hereby certify that ERNEST R. WISH, personally known to me to go 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 it is 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

This instrument was prepared by: Scott Gladish, Assistant Corporation Counsel

STATE OF ILLINOIS

THIS TRANSFER IS EXEMPT UNDER THE PROVISION SHOP THE REAL ESTATEOTECHNOIS TAX ACT, 35 ILCS 305/4(b); AND SECTION 3-32-030B7(b) OF THE MUNICE ALL COM

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Sparin Sangage & 4325 W. Ogden ove Chicago, 200. 40623

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#### STATEMENT BY GRANTOIC AND GRANTEE

The grantor or his agent affirms that, to the bast of his knowledge, the name of the grantee shown on the dead or assignment of headicial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and held title to real estate in Illinois, a partnership authorized to do business or acquire and held 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.

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 Illiacis 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.

sald have Super to before me by the sald have this day of Man, 1994.

Notary Public Dorothy A Cammon

"OFFICIAL SEAL"
Dorothy A. Cammon
Notary Public, State of Illinois
Cook County
My Commission Expires 05/28/95

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

[Attach to deed or A91 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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