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QUITCLAIM DEED

13-29-325
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DEPT-01 RECORDING \$29.00
T#0012 TRAN 5122 07/11/95 10:27:00
#3803 JIM *-95-446126
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

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 John Kowalski ("Grantee") of 3418 W. Potomac, Chicago, IL 60651, all interest of the Grantor in the following described real property ("Property"):

LOT 8 IN MCKELLAR'S SUBDIVISION OF LOTS 12,13,16 AND 17 IN BLOCK 2 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-24-207-048

Commonly Known As: 1248 S. Washienaw Avenue

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

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("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: Within 14 days days of the date of conveyance of 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: Within 122 days days of the date of conveyance of 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 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: Within 182 days days of the date of conveyance of 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 \$340.00, 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

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recording of a Certificate of Completion, the Performance Deposit shall be returned to the Grantee.

SIXTH: The Grantee shall complete the Project within 365 days of the date of conveyance of 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 recording 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 recording 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 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

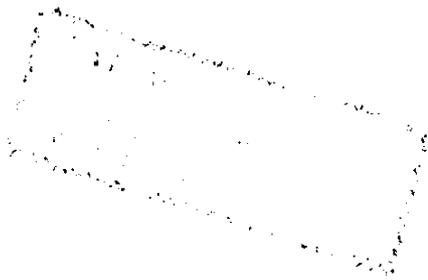
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CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

PIN:

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PROPERTY ADDRESS:

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