

# UNOFFICIAL COPY

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. DEPT-01 RECORDING \$59.50  
. T6666 TRAN 835B 08/18/95 16:08:00  
. 94088 + LC \* - 95 - 549304  
. COOK COUNTY RECORDER

## QUIT CLAIM DEED

**THE GRANTORS, THE HABITAT COMPANY**, an Illinois corporation, and **DANIEL E. LEVIN**, not personally, but jointly as Receiver for the Chicago Housing Authority Scattered Site Housing Program (collectively "Grantor") for and in consideration of Two Hundred and XX/100 Dollars (\$200.00), conveys and quitclaims to **BANK ONE CHICAGO, N.A.**, as Trustee under Trust Agreement dated August 15, 1995 and known as Trust Number M-11225 situated at 800 Davis Street, Evanston, Illinois ("Grantee") (the beneficiary of said Trust is hereinafter referred to as "Contractor"), all interest and title of the Grantor in and to the property described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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This Deed is made and executed upon and is subject to certain express conditions and covenants, which are part of the consideration for the conveyance of the Property and are to be taken and construed as running with the land and Grantee (Contractor) hereby binds itself, its successors, assigns, grantees and lessees to these covenants and conditions which covenants and conditions are as follows:

1. The Contractor shall devote the Property only to the uses specified in the applicable provisions of two Turnkey Contract of Sale, each dated August 14, 1995 (hereinafter collectively referred to as "Contract") respecting the sale of the Property entered into by Grantor and Contractor.

2. The Contractor shall pay real estate taxes or assessments on the Property hereby conveyed or any part thereof, which become due and owing relative to the Property from the date hereof until the date of reconveyance to the Grantor, and shall not place thereon any encumbrance or lien other than for financing to assist in the payment of the costs of redevelopment of the Property.

3. The Contractor shall promptly commence the construction of the improvements on the Property (the "Improvements") in accordance with the construction plans specified in the Contract and prosecute diligently the construction of said Improvements to completion. The construction shall commence not later than the date specified in the Contract and shall be substantially completed no later than twenty-four (24) months from the commencement date.

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Exempt under provisions of Paragraph b  
Section 4, Real Estate Transfer Tax Act.

8/18/95  
Date Catherine S. Kowiewicz  
Buyer, Seller or Representative

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This Deed is subject to a reversion interest in the Grantor in the event the Grantee (or Grantee's successors or assigns) does not complete construction of the Improvements substantially in accordance with the Contract, within twenty-four (24) months from the date hereof. Upon completion of the Improvements, Grantor will record a Declaration of Completion at which time the reversion interest shall become null and void.

Notwithstanding any of the provisions of this Deed, including but not limited to those which are intended to be covenants running with the land, the holder of any mortgage or trust deed authorized by the Contract (including any holder who obtains title to the parcels of property or any part thereof as a result of foreclosure proceedings, or action in lieu thereof, and including (a) any other party who thereafter obtains title to the parcels of property or such part from or through such holder, or (b) any other purchaser at foreclosure sale other than the holder of the mortgage itself) shall not be personally obligated by the provisions of this Deed to construct or complete the construction of the improvements or to guarantee such construction or completion; nor shall any covenant or any other provision in this Deed be construed to so personally obligate such holder. Nothing herein shall be deemed or construed to permit or authorize any such holder to devote the Property or any part thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided or permitted under the Contract.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Deed on its part have been complied with and all things necessary to constitute this Deed a valid, binding and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Deed on its part have been and are in all respects authorized in accordance with the law.

\* \* \* \*

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on or as of the 18th day of August, 1995.

THE HABITAT COMPANY, not personally but as Receiver for the Scattered Site Housing Program of the Chicago Housing Authority

*[Handwritten signature of Daniel E. Levin]*

Daniel E. Levin

By: *[Handwritten signature]*  
President

Attest: *[Handwritten signature]*  
Jeffrey C. Rappin  
Secretary



THIS INSTRUMENT WAS PREPARED BY:  
Jeffrey C. Rappin  
350 West Hubbard Street  
Suite 500  
Chicago, Illinois 60610

DIRECTOR:  
Joseph Chelton  
NORTHWEST NATIONAL TITLE CO.  
222 N. LEXINGTON  
CHICAGO, ILL. 60601

habitat/cha/0147/0151/quit-chn/dee  
August 15, 1995

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# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Douglas R. Woodward, personally known to me to be the \_\_\_\_\_ President of the corporation, and Jeffrey C. Rappin, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, this 18<sup>th</sup> day of August, 1995.

My Commission Expires:

10/5/98

Catherine S. Koniewicz  
Notary Public



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Catherine S. Koniewicz, a Notary Public in and for said County, DO HEREBY CERTIFY that Daniel E. Levin, 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 acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18<sup>th</sup> day of August, 1995.

My Commission Expires:

10/5/98

Catherine S. Koniewicz  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTIONS

#### PROGRAM 147

LOTS 18 AND 19 IN BLOCK 52 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 9344 S. Exchange, Chicago, IL.

P.I.N.: 26-06-222-021

LOT 20 IN BLOCK 52 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2920 E. 91st Street, Chicago, IL.

P.I.N.: 26-06-222-020

LOT 23 IN BLOCK 52 IN SOUTH CHICAGO, BEING A SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2914 E. 91st Street, Chicago, IL.

P.I.N.: 26-02-222-017

LOT 38 IN BLOCK 44 IN SOUTH CHICAGO, A SUBDIVISION BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY, OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8921 S. Muskegon, Chicago, IL.

P.I.N.: 26-06-414-010

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LOT 17 IN KENT'S SUBDIVISION OF BLOCK 51 IN SOUTH CHICAGO, BEING A SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 9040 S. Escanaba, Chicago, IL

P.I.N.: 26-06-221-029

LOT 32 IN BLOCK 43 IN CALUMET CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION, PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8937 S. Escanaba, Chicago, IL

P.I.N.: 26-06-215-014

LOTS 22 AND 23 IN BLOCK 5 IN SOUTH CHICAGO IN THE SUBDIVISION BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8754 S. Buffalo, Chicago, IL

P.I.N.: 26-05-100-043 and  
26-05-100-044

LOT 22 IN BLOCK 6 IN ROBERT DEROH'S ADDITION TO HYDE PARK, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8446 S. Buffalo, Chicago, IL

P.I.N.: 21-32-205-040

LOTS 8 AND 9 IN BLOCK 7 IN ROBERT DEROH'S ADDITION TO HYDE PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8419 S. Buffalo, Chicago, IL

P.I.N.: 21-32-206-006

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## PROGRAM 151

LOT 1 IN THE SUBDIVISION OF THE EASTERLY 170 FEET OF LOT 14 IN DIVISION ONE OF WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 7600 S. Coles, Chicago, IL

P.I.N.: 21-30-316-011

THE SOUTH 10 FEET OF LOT 7 AND ALL OF LOT 8 AND THE NORTH 24 FEET OF LOT 9 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THE SOUTH 22 FEET THEREOF) AND THAT PART ALREADY DEDICATED FOR ALLEY IN THE COMMISSIONER'S PARTITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 7034-40 S. Paxton, Chicago, IL

P.I.N.: 20-24-424-012

LOT 1 IN BLOCK 8 IN MARY P. M. PALMER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION IN FRACTIONAL SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8452 S. Buffalo, Chicago, IL

P.I.N.: 21-32-205-042

LOTS 39 AND 40 IN BLOCK 6 IN ROBERT BERGER'S ADDITION TO HYDE PARK, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED NOVEMBER 2, 1882, IN BOOK 17 OF PLATS, PAGE 71, AS DOCUMENT NUMBER 429714, IN COOK COUNTY, ILLINOIS.

Address: 8400 S. Buffalo, Chicago, IL

P.I.N.: 21-32-205-023

THE NORTH 12 FEET OF LOT 31 AND LOTS 32, 33, 34, 35 ~~35~~ <sup>and 36</sup> IN BLOCK 3 IN ROBERT BERGER'S ADDITION TO HYDE PARK IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 8330-40 SOUTH MACKINAW, CHICAGO, COOK COUNTY, ILLINOIS.

Address: 8330 S. Mackinaw, Chicago, IL

P.I.N.: 21-32-202-037 -

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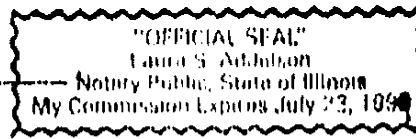
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois 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 title to real estate under the laws of the State of Illinois.

Dated August 18, 1995 Signature: Catherine S. Kerdicovics, Agent  
Grantor or Agent

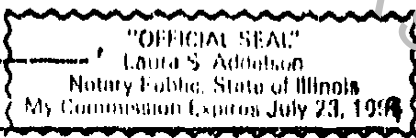
Subscribed and sworn to before me by the said Grantor this 18<sup>th</sup> day of August 1995.  
Notary Public Laura S. Addon



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 Illinois 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.

Dated August 18, 1995 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 18<sup>th</sup> day of August 1995.  
Notary Public Laura S. Addon



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

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

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