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6-5-95 11:12:00

QUITCLAIM DEED

DEPT-01 RECORDING \$29.00
 T00012 TRAN 7532 11/07/95 12:12:00
 42627 CG *-95-765348
 COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), for and in consideration of One Hundred And No/100 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to Victor Martinez ("Grantee"), located at 5961 N. Oakley #105, Chicago, Illinois 60645, pursuant to ordinance adopted by the City Council of the City of Chicago on July 13, 1995, all interest of Grantor in the following described real property ("Property"):

Handwritten initials: JGW DR

LOT 46 AND THE SOUTH 5 FEET OF LOT 47 IN BLOCK 29 IN DREXEL PARK, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 20-19-212-002

Volume: 427

Commonly Known Address: 6405 South Wood

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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 consider-

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ation for the Property hereby conveyed and are to be taken and construed as running with the land.

FIRST: The Grantee shall rehabilitate the structure on the Property substantially in accordance with the plans set forth in its Chicago Abandoned Property Program ("CAPP") application on file with the Grantor and the terms and conditions of that certain redevelopment agreement entered into between the Grantor and the Grantee on August 30, 1995, and shall correct all violations of the City of Chicago Building Code existing on the Property within 365 Days days of the delivery of this Quitclaim Deed to the Grantee ("Conveyance Date"). If the Grantee determines within twenty-one (21) days after the Conveyance Date that it is economically unfeasible to rehabilitate the structure on the Property, and delivers adequate proof thereof to the Grantor within such twenty-one (21) day period, then the Grantee may demolish the structure in lieu of rehabilitation. Such demolition shall be completed not later than sixty (60) days after the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor. The Certificate of Completion shall be in a recordable form.

SECOND: Not later than fourteen (14) days after the Conveyance Date, the Grantee shall clear the Property of all debris and secure it against unauthorized entry, and shall maintain the Property in a secured condition. The Grantee shall provide the Grantor with photographs and an affidavit evidencing the secured condition of the Property within twenty-one ((21) days of the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

THIRD: Not later than 122 days after the Conveyance Date, the Grantee shall provide the Grantor with documentation showing that funds sufficient to complete the

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rehabilitation have been obtained. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FOURTH: Not later than 182 days after the Conveyance Date, the Grantee shall apply for a building permit and shall provide the Grantor with a copy of the receipt for said application. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FIFTH: The Grantee shall not sell, convey, or assign the Property or any part thereof or 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 rehabilitation. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

SIXTH: The Grantee shall not discriminate upon the basis of race, color, religion, sex, sexual orientation, military discharge, ancestry, age, parental or marital status, disability, source of income or national origin in the development, rehabilitation, sale, lease, rental, use or occupancy of the Property. This covenant shall remain in effect without any limitation as to time.

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.

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MAP SYSTEM

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:

20 - 019 - 212 - 002 - [] [] [] []

NAME

V I C T O R M A R T I N E Z [] [] [] [] [] [] [] []

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

6961 N DAKLEY #105 [] [] [] [] [] [] [] []

CITY

C H I C A G O [] [] [] [] [] [] [] []

STATE:

I L [] [] [] [] [] [] [] []

ZIP:

60645 - [] [] [] [] [] [] [] []

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

6405 S. WOOD []

CITY

C H I C A G O [] [] [] [] [] [] [] []

STATE:

I L [] [] [] [] [] [] [] []

ZIP:

60636 - [] [] [] [] [] [] [] []

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