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95167994

WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

MAIL TO ANTHONY/P TERASINA
BURGER 120 E. 103RD PL.
CHICAGO, ILL. 60628

NAME & ADDRESS OF TAXPAYER

Anthony M. Burger
Terasina Burger
120 E. 103rd Place
Chicago, IL 60628

DEPT-01 RECORDING \$31.00
T#0012 TRAN 2994 03/13/95 15:01:00
\$6681 JM *-95-167994
COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR Roseland Christian Community Homes Corporation
not for profit, religious
a/corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized
to transact business in the State of Illinois for and in consideration of Ten and 00/100 DOLLARS
and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of
Directors of said corporation.

CONVEYS AND WARRANTS to Anthony M. Burger and Terasina Burger, husband and wife,
as joint tenants and not as tenants in common with full rights of survivorship

11216 S. Indiana, Chicago, IL 60628

Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of
Illinois to wit

See Exhibit A attached hereto and made a part hereof

★ 080293
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR 15 95 ★
★ PD 1:1393 ★
★ 405.00 ★

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

Permanent Real Estate Index Number(s) 25-15-102-019

Property Address 120 E. 103rd Place, Chicago, IL

TO HAVE AND TO HOLD the said premises not in tenancy in common, but in joint tenancy forever,

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be
signed to these presents by its President, and attested by its Secretary, this

3RD day of MARCH, 19 95

Roseland Christian Community
Homes Corporation

Secretary, this
exec. 212

Name of Corporation

IMPRESS
CORPORATE
SEAL HERE

By [Signature] (SEAL.)

ATTEST [Signature] (SEAL.)
EXECUTIVE DIRECTOR

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

19 95

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75-04-6312 1992

950054

3/2

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STATE OF ILLINOIS }
County of _____ } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Maurice Williams personally known to me to be the Roseland Christian Community Homes Corporation, and _____ personally known to me to be the EX. DIR. 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 _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to the 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 notarial seal, this 3rd day of March, 1995

Ethel L. Harts
Notary Public

My commission expires on 2/15, 1999



IMPRESS SEAL HERE

COOK COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE

NAME AND ADDRESS OF PREPARER:

Maurice Williams

10858 S. Michigan

Chicago, IL 60628

TRANSFER ACT

DATE:

Maurice Williams
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

BOX 333-CTT

WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

FROM

ROSELAND CHRISTIAN
COMMUNITY HOMES CORP.

TO

ANTHONY M. TERACINA
SUPER

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(708) 249-4041

95167394

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EXHIBIT A

LEGAL DESCRIPTION

Lot 22 and the West 1/2 of Lot 23 in Kuyper's Addition to Pullman, in Section 15, Township 37, North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1994 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1994; and to closing; terms and conditions of the "Sweat Equity" Contract made between the parties dated December 3, 1994.

County of Cook County Clerk's Office

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Property of Cook County Clerk's Office

11/15/2011 10:00 AM

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SWEAT EQUITY COVENANT

This agreement is made this DEC. 3, 1994 by and between Roseland Christian Community Homes Corporation ("RCCHC") and Anthony M. Burger and Teresina Burger ("Purchaser").

BEEN WITNE, that the parties hereto have heretofore entered into a "Sweat Equity Contract" as a condition of Purchaser's 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 home.

BEFORE, the parties agree as follows:

The conveyance of the real estate commonly known as 120 West 103RD Place CHICAGO, ILLINOIS 60620 and described as:

LOT 12 AND THE EAST 1/2 OF LOT 23 IN KUYPER'S ADDITION TO THE EAST 1/2 SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.D. # 15-19-019-0000

The "Property" is hereby made subject to the Purchaser's covenants with the terms and provisions of the Sweat Equity Contract made between Purchaser and RCCHC dated December 3, 1994 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 matters 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 the real estate shall no longer be subject to such right of reversion.

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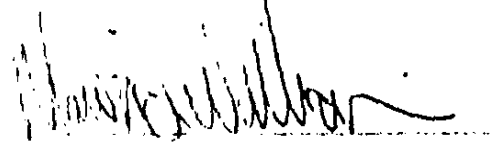
9 1 5 7 9 9 4

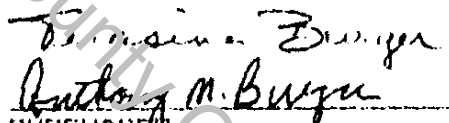
During the period of five (5) years following the date of this covenant, the Purchaser shall not sell or otherwise encumber or transfer the real estate without the written consent of the RECHC first obtained. Such consent shall not be unreasonably withheld or delayed, but shall only be given in those instances where, in the sole discretion of RECHC, 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 RECHC has consented thereto as contemplated by this paragraph, from the proceeds of such sale, the RECHC 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 payments over and above any tax reserves held by the borrower, title insurance expenses, transfer taxes payable by the seller, conveyor's fees, and reasonable attorney's fees for both parties.

The terms of this Covenant shall be junior and subordinate to the lien of First National Bank of Evergreen Park evidenced by the First Mortgage _____ and recorded as Instrument No. _____ 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 3rd day of March, 1998.

REVEREND CHRISTIAN COMMUNITY
BOYS CORPORATION




PURCHASER

Prepared by:

Carl D. Talbot
HUGH MCNEORN, TALBOT, DAVIDS,
COFFEY & MULLIGAN
1211 Michigan Avenue
Suite 1720
Chicago, Illinois 60603

CALL: 312.109.6893

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MAPPING SYSTEM

Change of Information

60217

Scannable document - use the following rules

1. Changes must be kept within the space limitations shown
2. Do Not use punctuation.
3. Print in CAPITAL letters with black ink only
4. Do Not use a form.
5. Allow only one space between names, numbers, and addresses.

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
- If you don't have enough room for your full name, just your last name will be requested
- Property Index numbers (PIN) must be included on every form

PIN NUMBER:	25-15-102-019-0000		
NAME/TRUST:	Anthony Burger		
MAILING ADDRESS:	120 E 103 Place		
CITY:	Chicago	STATE:	IL
ZIP CODE:	60628		
PROPERTY ADDRESS:	120 E 103 Place		
CITY:	Chicago	STATE:	IL
ZIP CODE:	60628		

FILED: MAR 13 2008
COURT CLERK'S OFFICE

95167994

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
JAN 11 2011 10:00 AM
100 N. LAUREL ST. CHICAGO, IL 60602