

# UNOFFICIAL COPY

95263278

(The Above Space For Recorder's Use Only)

73-00-682  
1972  
682

## QUITCLAIM DEED

DEF. CL. RECORDING \$29.00  
TRAN 3471 04/20/95 11:52:00  
40986 JIM \* 95-263278  
COOK COUNTY RECORDER

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 efficiency of which is hereby acknowledged, conveys and quitclaims to Philip J. Johnson ("Grantee") of 8616 S. Indiana, Chicago, IL 60619, all interest of the Grantor in the following described real property ("Property"):

2900

LOTS 47 AND 48 IN BLOCK 1 IN DERBY'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-10-114-001-0000

Commonly Known As: 4901-03 S. Michigan/105-15 E. 49th Street

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 ("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.

Common

95263278

BOX 333-CTI

UNOFFICIAL COPY

000000000000

Property of Cook County Clerk's Office

000000000000

000000000000

# UNOFFICIAL COPY

**SECOND:** On or before the date 14 days following the date of transfer of title to 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 choose to retain Grantee's performance deposit. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

**THIRD:** On or before the date 182 days following the date of transfer of title to 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 choose to retain Grantee's performance deposit. This condition shall terminate upon the recordation of a Certification of Completion issued by the Grantor.

**FOURTH:** On or before the date 273 days following the date of transfer of title to 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 choose to retain Grantee's performance deposit. 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 \$4380.00, 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

95263278

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2025/01/10

# UNOFFICIAL COPY

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

**SIXTH:** The Grantee shall complete the Project on or before the date 547 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 choose to retain Grantee's performance deposit. This condition shall terminate upon the recordation 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 choose to retain Grantee's performance deposit. This condition shall terminate upon the recordation of a Certificate of Completion issued by the Grantor.

**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 Mayor and

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/18/2019









60217

# UNOFFICIAL COPY

## MAPPING SYSTEM

### Change of Information

**Scannable document - read 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 pen only.
4. Do Not Xerox 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 adequate.
- Property Index numbers (PIN#) must be included on every form.

PIN NUMBER: 20 - 10 - 114 - 001 - 0000

NAME/TRUST#: P41 CONTRACTING CO

MAILING ADDRESS: 4905 S MICHIGAN

CITY: CHICAGO STATE: IL

ZIP CODE: 60615

PROPERTY ADDRESS: 4901-03 S MICHIGAN

CITY: CHICAGO STATE: IL

ZIP CODE: 60615

Cook County Clerk's Office

95263278

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/11