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#4986 # KB #-96-681568
COOK COUNTY RECORDER

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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 Three Hundred and XX/100 Dollars (\$300.00), convey and quitclaim to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated 9/5/96 and known as Trust Number 122063-06 situated at 33 North LaSalle Street, Chicago, 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").

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 the Turnkey Contract of Sale dated August 21, 1996 (hereinafter 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.

Exempt under provisions of Paragraph 2
Section 4, Real Estate Transfer Tax Act.

9/6/96
Date

Thomas S. Louisville
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 (self) 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on or as of the 6th day of September, 1996.

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


Daniel E. Levin

By: 
Daniel E. Levin, Chairman

Attest: 
Jeffrey C. Rappin, Secretary

THIS INSTRUMENT WAS PREPARED BY:

Jeffrey C. Rappin
350 West Hubbard Street
Suite 500
Chicago, Illinois 60610

return to: DAVID CHAIKEN
CANMANN + CHAIKEN
200 W. MONROE ST.
SUITE 1950
CHICAGO, IL. 60606

Habitat/John/1161/Sept-1996/John
August 29, 1996

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

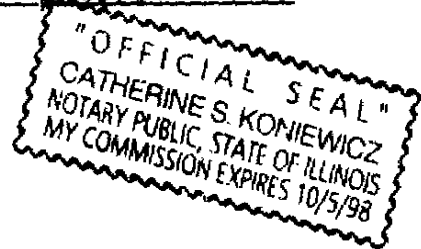
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. Levin, personally known to me to be the Chairman of the corporation, and Jeffrey C. Rappin, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman and Secretary, they signed and delivered the said instrument, 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 6th day of September, 1996.

My Commission Expires:

10/5/98

Catherine S. Koniewicz
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

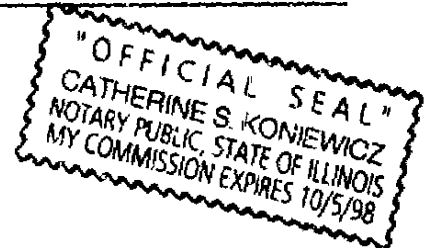
I, Catherine S. Koniewicz, a Notary Public in and for said County, DO HEREBY CERTIFY that Daniel E. Levin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of September, 1996.

My Commission Expires:

10/5/98

Catherine S. Koniewicz
Notary Public



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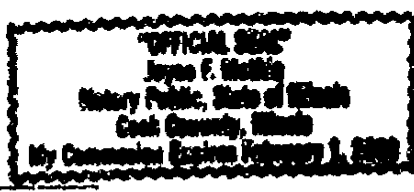
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STATEMENT BY GRANTOR AND GRANTEE

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 9/6, 1996 Signature: Catherine S. Kermarrec Agent
Grantor or Agent

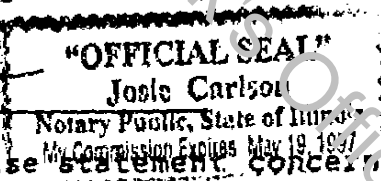
Subscribed and sworn to before me by the said Alexis this 6th day of August, 1996.
Notary Public John A. Spitzer



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 9/6, 1996 Signature: William Hilburn
Grantee or Agent

Subscribed and sworn to before me by the said WILLIAM HILBURN this 6th day of September, 1996.
Notary Public John Carl



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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EXHIBIT A

Legal Descriptions

Program 161

.....
LOT 7 IN BLOCK 2 IN EDWARD'S BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF PART OF LOTS 27, 30 AND 31 IN IGLEHART'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5431 South Claremont, Chicago, Illinois

P.I.N.: 20-07-320-001

.....
THE NORTHWESTERLY 1/2 OF LOT 16 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING 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: 7612 South Cole, Chicago, Illinois

P.I.N.: 21-30-316-014

.....
LOT 38 IN BLOCK 11 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6 TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 3721 South Escanaba, Chicago, Illinois

P.I.N.: 26-06-201-009

.....
LOT 17 IN BLOCK 21 OF THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PARTS OF SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3840 South Escanaba, Chicago, Illinois

P.I.N.: 26-06-207-036

.....
LOT 15 IN BLOCK 52 IN CHICAGO UNIVERSITY SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5034 South Hermitage, Chicago, Illinois

P.I.N.: 20-07-227-035

.....
LOTS 19, 20 AND 21 IN BLOCK 4 IN MARY P.M. PALMER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED SEPTEMBER 30, 1882, AS DOCUMENT NUMBER 423001, IN COOK COUNTY, ILLINOIS.

Address: 8546-52 S. Mackinaw, Chicago, Illinois

P.I.N.: 21-32-210-040

21-32-210-041

21-32-210-042

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LOT 9 IN BLOCK 4 IN PHARE AND SACKETT'S SUBDIVISION OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4218 South Maple Wood, Chicago, Illinois

P.I.N.: 19-01-220-031

THE NORTH 8 FEET OF LOT 45 AND SOUTH 13 2/3 FEET OF LOT 46 IN BLOCK 4 IN TAYLOR'S SUBDIVISION OF BLOCK 1 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 736 North Throop, Chicago, Illinois

P.I.N.: 17-08-104-015

LOT 3 (EXCEPT THE EAST 10 FEET) AND ALL OF LOT 4 IN BLOCK 2 IN EDWARD'S BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF PART OF LOTS 27, 30 AND 31 IN IGLEHART'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2245 West 54th Place, Chicago, Illinois

P.I.N.: 20-07-320-007

LOT 5 IN BLOCK 2 IN EDWARD'S BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF PART OF LOTS 27, 30 AND 31 IN IGLEHART'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2245 W. 54th Place, Chicago, Illinois

P.I.N.: 20-07-320-006

LOT 34 IN BLOCK 29 IN TAYLOR'S FIRST ADDITION TO SOUTH CHICAGO IN SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10043 South Avenue L, Chicago, Illinois

P.I.N.: 26-08-116-012

LOT 41 IN BLOCK 2 IN TAYLOR'S THIRD ADDITION TO SOUTH CHICAGO IN SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10125 South Avenue L, Chicago, Illinois

P.I.N.: 26-08-121-010

LOTS 1 AND 2 IN BLOCK 2 IN KAY'S ADDITION TO CHICAGO IN THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER AND THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4800 South Bishop, Chicago, Illinois

P.I.N.: 20-08-110-025

P.I.N.: 20-08-110-026

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LOT 10 IN BLOCK 7 IN ROBERT BERGER'S ADDITION TO HYDE PARK, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3423 South Buffalo, Chicago, Illinois

P.I.N.: 21-32-206-007

LOT 6 IN BLOCK 2 IN EDWARD'S BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF PART OF LOTS 27, 30 AND 31 IN IGLEHART'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2251 W. 54th Place, Chicago, Illinois

P.I.N.: 20-07-320-005

PROEBSTINES'
LOTS 7 TO 9 BOTH INCLUSIVE IN CHARLES PROEBSTINE'S SUBDIVISION OF LOTS 4, 5 AND 6 AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDENS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2608-12 W. North Avenue, Chicago, Illinois

P.I.N.: 13-36-428-034

PROEBSTINES'
THE SOUTH 2.5 FEET OF LOT 2 AND ALL OF LOT 3 IN CHARLES PROEBSTINE'S SUBDIVISION OF LOTS 4, 5 AND 6 AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDENS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1614 N. Rockwell, Chicago, Illinois

P.I.N.: 13-36-428-041

PROEBSTINES'
LOT 15 AND THE SOUTH 2.5 FEET OF LOT 16 IN CHARLES PROEBSTINE'S SUBDIVISION OF LOTS 4, 5 AND 6 AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDENS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1615 N. Talman, Chicago, Illinois

P.I.N.: 13-36-428-040

LOTS 15, 16 AND THE NORTH 30 FEET OF LOT 17 IN THE SUBDIVISION OF LOTS 265 TO 273, INCLUSIVE, LOTS 1 TO 4 IN THE SUBDIVISION OF LOTS 274 AND 275 AND VACATED STREET BETWEEN SAID LOTS, ALSO LOTS 276 TO 283, INCLUSIVE, ALL IN WILLIAM DEERING'S SURRENDEN SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 4421-29 N. Clifton, Chicago, Illinois

P.I.N.: 14-17-217-013

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