

# UNOFFICIAL COPY

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DEPT-01 RECORDING \$35.50  
 T#0009 TRAN 5247 10/29/96 15:23:00  
 #5218 BK \*-96-822731  
 COOK COUNTY RECORDER  
 DEPT-10 PENALTY \$32.00

## QUIT CLAIM DEED

THE GRANTOR, HORNER REPLACEMENT HOUSING JOINT VENTURE, an Illinois general partnership ("Grantor") for and in consideration of One Hundred and XX/100 Dollars (\$100.00), conveys and quitclaims to NEAR WESTSIDE SHOWCASE JOINT VENTURE, L.L.C., an Illinois limited liability company, situated at 216 South Hoyne, Chicago, Illinois ("Grantee"), 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 hereby binds itself, its successors, assigns, grantees and lessees to these covenants and conditions which covenants and conditions are as follows:

1. Grantee shall devote the Property only to the uses specified in the applicable provisions of a Turnkey Contract of Sale, dated October 11, 1996 (hereinafter collectively referred to as "Contract") respecting the sale of the Property entered into by Grantor and Grantee.

2. Grantee 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. Grantee 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.

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

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

10/29/96  
 Date

William S. Konieczny, Agent  
 Buyer, Seller or Representative

MAIL TO:  
 William Miceli, Esq.  
 14 W. Erie St.  
 Chicago, IL 60610

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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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on or as of the 27th day of October, 1996.

HOKNER REPLACEMENT HOUSING JOINT  
VENTURE, an Illinois general partnership

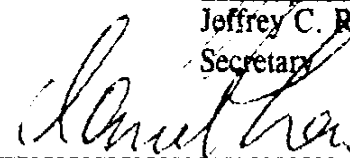
By: THE HABITAT COMPANY, not personally but as  
Receiver for the Scattered Site Housing Program of  
the Chicago Housing Authority

By:

  
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Jeffrey C. Rappin  
Secretary

  
\_\_\_\_\_  
DANIEL E. LEVIN

THIS INSTRUMENT WAS PREPARED BY:

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

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

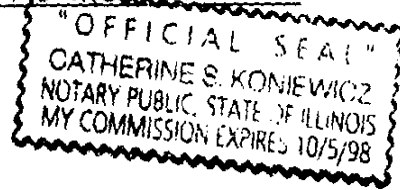
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Douglas P. Wozniak, personally known to me to be the President of the corporation, and Jeffrey C. Rappin, personally known to me to be the Secretary of said corporation, and personally known to me 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, 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 24th day of October, 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 24th day of October, 1996.

My Commission Expires:

10/5/98

Catherine S. Koniewicz  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTIONS

LOT 14 (EXCEPT THE NORTH 2.15 FEET THEREOF) AND ALL OF LOTS 15, 16 AND 17 IN SEELEY'S SUBDIVISION OF BLOCK 6 OF OWSLEY'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 1 OF WILSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 19-25 S. Hoyne, Chicago, Illinois

P.I.N. 17-18-103-005  
17-18-103-006

LOT 20 IN MCKAY'S SUBDIVISION OF LOTS 2 AND 3 OF BLOCK 10 OF ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2336 W. Jackson, Chicago, Illinois

P.I.N. 17-18-113-036

THAT PART OF THE WEST 1/5 OF LOT 2 LYING SOUTH OF MONROE STREET, IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO, OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN: ~~ALSO~~ THE FOLLOWING DESCRIBED TRACT OF LAND COMMENCING AT A POINT IN THE WEST LINE OF LOT 2 IN BLOCK 9 IN ROCKWELL'S ADDITION TO AFORESAID, WHERE THE NORTH LINE OF WILCOX STREET AS ORIGINALLY LAYED OUT INTERSECTS THE WEST LINE OF LOT 2, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF MONROE STREET, ~~28.248 FEET~~ TO EAST LINE OF THE WEST 1/5 OF SAID LOT 2, THENCE SOUTH ON A PROLONGATION OF THE EAST LINE OF THE WEST 1/5 OF SAID LOT 2, 33 FEET, THENCE WEST PARALLEL TO SOUTH LINE OF MONROE STREET, ~~28.248 FEET~~, THENCE NORTH TO A PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. ~~TO THE WEST LINE OF LOT 2~~

Address: 2337 W. Monroe, Chicago, Illinois

P.I.N. 17-18-105-011

THE NORTH 28 FEET OF LOTS 21, 22 AND 23 IN SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 45 N. Oakley, Chicago, Illinois

P.I.N. 17-07-325-023

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THE EAST 19 FEET 9 7/8 INCHES OF THE NORTH 1/2 OF LOT 18 (EXCEPT THE NORTH 13.0 FEET OF SAID PREMISES TAKEN FOR WIDENING OF WARREN AVENUE AND EXCEPT PART DEDICATED FOR ALLEY) IN GREEN'S SUBDIVISION OF BLOCK 59 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2113 W. Warren, Chicago, Illinois

P.I.N. 17-07-330-018

THE 19 FEET 9 1/4 INCHES WEST OF AND ADJOINING EAST 19 FEET 9 7/8 INCHES OF NORTH 1/2 OF LOT 18 IN GREEN'S SUBDIVISION OF BLOCK 59 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SOUTH 8.0 FEET OF SAID PREMISES) IN COOK COUNTY, ILLINOIS.

Address: 2115 W. Warren Chicago, Illinois

P.I.N. 17-07-330-017

THE WEST 20 FEET OF THE NORTH HALF OF LOT 4 IN THOMAS R. GREEN'S SUBDIVISION OF BLOCK 59 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2123 W. Washington, Chicago, Illinois

P.I.N. 17-07-326-009

THE EAST 5 FEET OF LOT 71 AND THE WEST 20 FEET OF LOT 72 IN BLOCK 55 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2224-26 W. Washington, Chicago, Illinois

P.I.N. 17-07-321-029

## PARCEL 1:

THE EAST 10 FEET OF LOT 19 AND THE WEST 10 FEET OF LOT 18 IN KEDZIE'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE WEST 20 FEET OF LOT 19 IN KEDZIE'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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PARCEL 3:

LOT 20 IN KEDZIE'S SUBDIVISION OF THE NORTH ½ OF BLOCK 58 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2253-59 W. Washington, Chicago, Illinois

P.I.N. 17-07-325-001  
17-07-325-002  
17-07-325-003

LOT 11 (EXCEPT THAT PART CONVEYED TO JAMES J. SULLIVAN BY WARRANTY DEED RECORDED DECEMBER 4, 1888 IN BOOK 2414 ON PAGE 224 AS DOCUMENT NUMBER 1035922) IN C. FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2325 W. Washington, Chicago, Illinois

P.I.N. 17-07-324-009

LOT 15 IN BLOCK 57 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2333 W. Washington, Chicago, Illinois

P.I.N. 17-07-324-005

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 a 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 10/29, 1996, Signature Catherine S. Koniewicz

Subscribed and sworn to before me by the said GRANT CATHERINE S. KONIEWICZ Agent of Oct this 29th day of Oct, 1996, KONIE WICZ

Notary Public [Signature]

"OFFICIAL SEAL"  
Josie Carlson  
Notary Public, State of Illinois  
My Commission Expires 11/19/17

The grantee or his/her 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 a 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 10-29, 1996, Signature [Signature]

Subscribed and sworn to before me by the said WILLIAM A. MICELLI this 29 day of October, 1996

Notary Public [Signature]

"OFFICIAL SEAL"  
Josie Carlson  
Notary Public, State of Illinois  
My Commission Expires 11/19/17

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

COOK COUNTY



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PLAT ACT AFFIDAVIT

Re: 2337 W. Monroe  
Chgo. Ill.

STATE OF ILLINOIS )  
COUNTY OF COOK )

PIN  
ss. 17-18-105-011

Catherine S. Konizewicz, as Agent for The Herbitat Company  
being duly sworn on oath,  
states that ~~he~~ resides at 2337 W. Monroe  
That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED**

Affiant further states that ~~he~~ makes this affidavit for the purpose of inducing the Registrar of Titles of Cook County, Illinois, to accept the attached deed for registering.

SUBSCRIBED and SWORN to before me  
this 29 day of October

[Signature]  
NOTARY PUBLIC

OFFICIAL SEAL  
Notary Public  
Cook County, Illinois  
1946

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