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. DEPT-01 RECORDING \$29.50
 . T#2222 TRAN 4667 02/20/96 17:00:00
 . #7930 + KB * -96-131830
 . COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture, made this 15th day of February A.D. 1996 between LaSalle National Trust, N.A., a national banking association, Chicago, Illinois, as successor Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 20th day of September, 1949, and known as Trust Number 10-1253-09 (the "Trustee"), and THE CHICAGO HOUSING AUTHORITY, a municipal corporation of the State of Illinois (the "Grantees")

(Address of Grantee(s): 626 West Jackson Blvd., Chicago, Illinois 60606)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in COOK County, Illinois, to wit:

Lots 13 to 18, both inclusive, in Block 5 in Anna Price's Subdivision of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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 Cook's Office

SUBJECT TO: Covenants set forth in Purchase Agreement between The Chicago Housing Authority and Charles A. Hayes Labor, Cultural and Community Center, Inc. dated February 13, 1996 recorded as Document Attached on February , 1996.

Property Address: 4859 S. Wabash Avenue, Chicago, Illinois 60615

Permanent Index Number: 20-10-107-024

together with the tenements and appurtenances thereunto belonging.

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To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

*to LaSalle National Bank, Successor Trustee

Attest:

LaSalle National Trust, N.A.

as Trustee as aforesaid,
successor*

By Rosemary Collins
Assistant Vice President

Nancy A. Stack
Assistant Secretary

This instrument was prepared by <u>Rosemary Collins/td</u>	LaSalle National Trust, N.A. Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
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State of Illinois
County of Cook

SS:

Kathleen E. Bye

a Notary Public in and for said County,

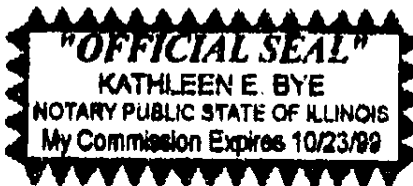
In the State aforesaid, Do Herely Certify that Rosemary Collins

Assistant Vice President of LaSalle National Trust, N.A., and Nancy A. Stack

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of February A D. 19 96

Kathleen E. Bye
Notary Public



Trustee
To

Return Deed After recording to:
Wanda Carter
Chicago Housing Authority Legal Dept.
200 W. Adams, Suite 2100, Chgo, 60606
LaSalle National Trust, N.A.



LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-4192

Box No. 96101830

TRUSTEE'S DEED

Address of Property

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**PURCHASE AGREEMENT
BETWEEN
THE CHICAGO HOUSING AUTHORITY
AND
CHARLES A. HAYES CENTER**

THIS AGREEMENT, made this 13th day of February 1996, by and between THE CHICAGO HOUSING AUTHORITY, a municipal corporation of the State of Illinois (hereinafter referred to as "CHA") and CHARLES A. HAYES LABOR, CULTURAL AND COMMUNITY CENTER, INC., a not-for-profit corporation (hereinafter referred to as the "Hayes Center"), duly organized and existing under the laws of the State of Illinois.

WHEREAS, CHA has submitted an offer to buy the Hayes Center's property located at 4859 South Wabash Avenue, Chicago, Illinois, which is improved with a building formerly used for labor union and community activities for the sum of One Dollar (\$1.00), and the Hayes Center is desirous of selling this property to CHA provided certain covenants and mutual agreements contained herein are performed.

NOW, THEREFORE, in consideration of the performance of the covenants, conditions and agreements contained herein, the Hayes Center, pursuant to approval by its Board of Directors, will transfer and convey the Hayes Center's property at 4859 South Wabash Avenue, Chicago, Illinois to CHA for the purpose of establishing an economic development and family investment facility offering social services programs for families within the CHA's developments.

COVENANTS OF THE CHICAGO HOUSING AUTHORITY

1. CHA will renovate or demolish and rebuild the Hayes Center's building for use as an economic development and family investment facility offering various economic and training programs for families in its housing developments. In the event of demolition, the CHA agrees to consult with the Board of the Charles Hayes Center during the preliminary design phase to discuss proposed design options.
2. CHA agrees to set aside space within this facility to be used as a Labor Museum depicting the history of the movement and its efforts and contributions within the greater Chicago area and the United States.
3. CHA agrees to establish, recognize and consult with a committee which will comprise of members from the current Board of Directors of the ~~Packing House~~ Charles Hayes Center. The committee will provide input to and advise the CHA with regard to the programs which will be offered at the Charles A. Hayes Center.
4. CHA agrees to compensate the Hayes Center for the costs incurred by it which are listed and defined on Exhibit A attached hereto and made a part of this Agreement.

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CHARLES HAYES

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5. CHA agrees to be responsible for all past due real estate taxes and liens assessed to the Hayes Center prior to the date of closing.
6. CHA agrees to dedicate the facility in honor of Congressman Charles A. Hayes and shall name the facility "Charles A. Hayes Center".

CONDITIONS AND STIPULATIONS

1. A title insurance policy shall be issued by First American Title Company to the Chicago Housing Authority showing title in the name of the CHARLES A. HAYES LABOR, CULTURAL AND COMMUNITY CENTER, INC.
2. Closing shall take place at the Chicago Housing Authority Legal Department, 200 West Adams, Suite 2100, Chicago, Illinois. The Hayes Center shall deliver possession to CHA at the time of closing.
3. Time is of the essence of this Contract.

CHARLES A. HAYES LABOR,
CULTURAL AND COMMUNITY CENTER

By: 

CHARLES A. HAYES, its President

THE CHICAGO HOUSING AUTHORITY

By: 

JOSEPH SHULDINER
EXECUTIVE DIRECTOR

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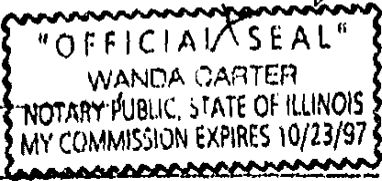
STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation 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 law of the State of Illinois.

CHARLES HINES CARTER

Dated 2/20/ 1996 Signature: Lakue Little
Grantor or Agent
Its Agent

Subscribed and sworn to before me by the said [Signature] this 20th day of February 1996.
Notary Public [Signature]

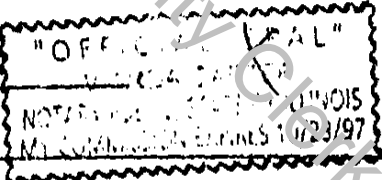


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Chicago Housing Authority

Dated 2/20/ 1996 Signature: [Signature]
Grantee or Agent
Its Agent

Subscribed and sworn to before me by the said [Signature] this 20th day of February 1996.
Notary Public [Signature]



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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