96153598

DEFT-01 RECORDING

18MN 4956 02/28/96 15:05:00 LF *-96-153598

COOK COUNTY RECORDER

OUIT CLAIM DEED

THE GRANTORS. THE HABITAT COMPANY, an Illinois corporation, and DANIEL E. LEVE, not personally, but jointly as Receiver for the Chicago Housing Authority Scattered Site Housing Program (collectively "Grantor") for and in consideration of Two Hundred and XX/100 Deliam (\$200.00), conveys and quitclaims to CYRUS DEVELOPMENT GROUP, LTD., an Illinois corporation ("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:

- Grantee shall devote the Property only to the uses specified in the applicable provisions of the Turnkey Contract of Sale dated February 15, 1996 (hereinafter referred to as "Contract") respecting the sale of the Property entered into by Grantor and Grantee.
- Grantee shall pay real estate taxes or assessments on the Property hereby 2. 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.
- 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 Zosubstantially 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

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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 itself) shall not be personally obligated by the provisions of this Deed to construct or corriplete 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 thereou, either 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 28th day of February, 1996.

> but as Receiver for the Scattered Site Housing Program of the Chicago Housing Authority

> THE HABITAT COMPANY, not personally

By:

THIS INSTRUMENT WAS PREPARED BY:

Jeffrey C. Rappin

350 West Hubbard Street

Suite 500

Chicago, Illinois 60610

Secretary Kehum to Katherine M. Stoffes

2535 Prairie #301

C. Rappin

Evanston, IL 60201

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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 and caused the corporate sol of said corporation to be affixed thereto, 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 28th day of February, 1996.

	L Ox	Catherin	Starierise
My Commission Expires:		Notary Public	Comment State
10/5/98		OZ	San
((The state of the s
STATE OF ILLINOIS	1	0	
STATE OF IDENTITION) SS.	7/	7%,
COUNTY OF COOK)		
i, (ather	ine S.	Koniewice	, a Notary Public in and for said
County, DO HEREBY CER	TIFY that I	Daniel E. Levin, perso	nally known to the to be the same
person whose name is subsc	ribed to the	e foregoing instrument	t, appeared before me this day in strument as his free and voluntary
act for the uses and purpose	_		O _{Sc.}

GIVEN under my hand and official seal this 28th day of February, 1996.

My Commission Expires:

Notary Public

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EXHIBIT A

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Legal Description

Floring 12-			
INCLUSIVE, OF S. ROGERS TOUHY'S ORIGINAL PLAT OF ROGERS PARK LY AND WEST OF THE WEST LINE OF 1	ROGERS AVENUE SUBDIVING NORTH OF THE SOUTH FOREST AVENUE, IN THE	OF LOTS 1 TO 8 AND 12 TO 20, ALL VISION OF THAT PART OF BLOCK 1 OF H LINE OF BRYAN AVENUE EXTENDED, EAST 1/2 OF THE SOUTHEAST 1/4 OF HIRD PRINCIPAL MERIDIAN, IN COOK	
Address: 7420 N. Prulira		P.I.N.: 11-30-413-012	
	ection 36, township 40 N	WEST 10 ACRES OF THE SOUTH 91.07 NORTH, RANGE 13 EAST OF THE THIRD	
Address: 2033 North Kedzie	C	P.I.N.: 13-36-113-023	
- (except the West-9(ni	ne) inches thereof)		
LOT 23 IN BLOCK 4 IN WATRISS' SUI SOUTHEAST 1/4 OF SECTION 1, TOW	BDIVISION OF THE SOUTH INSHIP 39 NORTH, PANGE OIS	1 1/2 OF THE NORTHWEST 1/4 OF THE 3 13, EAST OF THE THIRD PRINCIPAL	
L_(except the fast Address: 2656 W. Cortez	115 feet thereof	P.I.N.: 16-01-409-026	
	, township 39 north, R	of the east 12 Of the east 1/2 of ange 13, Lying fast of the third	
Address: 2250 S. Central		P.J.N.: 16-26-107-023	
		,.	
LOTS 22 AND 23 IN BLOCK 8 IN MIL EAST 1/2 OF THE NORTHWEST 1/4 OF THIRD PRINCIPAL MERIDIAN, IN COO	F SECTION 26, TOWNSHIP	BDIVISION OF THE EAST 1/2 OF THE 39 NORTH, RANGE 13, EAST OF THE	Ċ
Address: 2244 South Central Park		P.I.N.: 16-26-107-022	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,		
	THE NORTHWEST 1/4 OF	CASS' SUBDIVISION OF THE EAST 30 SECTION 25, TOWNSHIP 39 NORTH, K COUNTY, ILLINOIS.	
Address: 2442 South Francisco		P.I.N.: 16-25-119-018	

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LOT 5 IN THE SUBDIVISION OF BLOCK 5 IN S.J. GLOVER'S ADDITION TO CHICAGO, BEING THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.	
Address: 2412 South Harding P.I.N.: 16-26-110-022	

LOT 10 IN BLOCK 8 IN JOHNSTONS & COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/1 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	
Address: 1632 North Harmonidt Boulevard P.I.N.: 13-36-327-022	·
LOTS 8, 9 AND 10 IN BLOCK 6 EXPIERCE'S HUMBOLDT PARK ADDITION, BEING THE EAST 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	
Address: 1400 North Kedzie P.I.N.: 16-02-215-038	
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
LOT 9 IN BLOCK 22 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FLET OF THE SOUTH 1295 FEET THEREOF) LYING FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	
Address: 1737 N. Kedvale P.I.N.: 13-34-420-007	
7	
LOT 37 IN BLOCK 29 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 OF JUCTION 34, TOWNSHIP 40 NORTH, RANGE 13, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE	
WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) LYING EAST OF THE THIRD PAINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS	案
Address: 1636 N. Keeler P.I.N.: 13-34-426-021	9
LOT 16 IN BLOCK 3 IN THE SUBDIVISION OF THAT PART OF LOT 2 LYING EAST OF THE BOULEVARD AND OF THE WEST 1/2 OF THE EAST 2/3 OF LOT 4 (EXCEPT THAT PART TAKEN BY BOULEVARD) IN PARTITION OF THE EAST 48 ACRES OF THE NORTH 96 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	66363

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LOT 46 IN BLOCK 7 IN KRALOVECK AND KASPER SUBDIVISION OF THE EAST 1/2 OF THE

NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 44 ACRES THEREOF) IN COOK COUNTY, ILLINOIS. P.I.N.: 16-26-214-027 Address: 2314 South Sawyer Program 158 LOT 14 IN BLOCK 2 IN WATRISS' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (IXCEPT THE EAST 115 FEET THEREOF) IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N.: 16-01-412-015 Address: 2735 W. Cortez LOT 30 IN BLOCK 6 IN PIERCE'S HUMBOLT PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N.: 16-02-215-004 Address: 3253 W. Beach THE EAST 4 FEET OF LOT 5 AND LOT 4 (EXCEPT THE EAST 2 FLFT) IN BLOCK 2 IN TAYLOR AND CANDAS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 7.174.: 16-01-416-007 Address: 2741 W. Augusta LOTS 30 AND 31 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 21 IN JAMES H.) EES' SUBDIVISION OF THE SOUTH EAST 1/4 LYING SOUTH OF THE CANAL OF SECTION 35 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N.: 16-35-407-027 Address: 3542-44 W. 38th Place P.I.N.: 16-35-407-028 LOT 13 IN BLOCK 2 IN HALL'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 28 ACRES OF THE SOUTH 60 ACRES 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. P.I.N.: 19-01-214-056 Address: 4109 S. Campbell

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LOT 7 IN MISS DANIELS' SUBDIVISION OF THE EAST 1/2 OF BLOCK 3, IN JOHNSTON'S AND OTHERS SUBDIVISION OF THE EAST 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: 2517 W. Cortland	P.I.N.: 13-36-413-018
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
LOT 44 IN S.E. GROSS' SIXTH HUMBOLT PARK ADDITION TO C TO 48 OF BLOCK 6 AND LOTS 1 TO 48 OF BLOCK 7 IN WE SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOL	AGE, EBERHARDT AND BARTLETT'S F SECTION 2, TOWNSHIP 39 NORTH,
Address: 3311 West Crystal	P.I.N.: 16-02-227-018
LOT 114 IN SUBDIVISION 34 THE NORTH 1/2 OF THE SOUTH 1 EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST IN COOK COUNTY, ILLINOIS.	
Address: 3514 West Dickens	P.I.N.: 13-35-222-020
LOT 36 IN BLOCK 4 IN THE SUBDIVISION OF ELECKS 1, 2, SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OR RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, N COOL	of Section 36, Township 40 North,
Address: 1733 North Kedzie	P.I.N.: 13-36-316-011
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
THE NORTH 1/2 OF LOT 4 IN DRESDEN'S RESUBDIVISION OF INCLUSIVE, OF S. ROGERS TOUHY'S ROGERS AVENUE SUBDIVIORIGINAL PLAT OF ROGERS PARK LYING NORTH OF THE SOUTH AND WEST OF THE WEST LINE OF FOREST AVENUE, IN THE ESECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THE COUNTY, ILLINOIS.	SION OF THAT PART OF BLOCK 1 OF LINE OF BRYAN AVERUE EXTENDED, EAST 1/2 OF THE SOUTHEAST 1/4 OF
Address: 7422 N. Paulina	P.I.N.: 11-30-412-012
LOT 17 IN BLOCK 2 IN WINKELMAN'S SUBDIVISION OF PART (SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHII THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	OF BLOCKS 2 AND 11 OF E. SIMON'S P 40 NORTH, RANGE 13, EAST OF THE
Address: 1939 North Spaulding	P.I.N.: 13-35-404-013

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THE NORTH 24 FEET OF LOT 24 IN BLOCK 11 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2057 North Spaulding	P.I.N.: 13-35-234-00!
THE SOUTH 22.98 FEET OF LOT 11 AND THE NORTH 11.48 FEET OF LOT BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NOR TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MILLINOIS.	THEAST 1/4 OF SECTION 35,
Address: 2119 No.:a Spaulding	P.I.N.: 13-25-225-016 35
	••••••
LOT 44 IN BLOCK 8 IN JOHNSTON AND COX SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EA MERIDIAN, IN COOK COUNTY, ILLINOIS.	
Address: 1657 North Whipple	P.I.N.: 13-36-327-001
	,
LOT 9 IN BLOCK 2 IN THE SUBDIVISION OF THE LAST 19 ACRES OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3%, TOWNSHIP 40 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 1/LINOIS.	
Address: 1938 North Whipple	P.I.N.: 13-36-302-032
	······································
LOT 40 IN BLOCK 8 IN JOHNSON AND COX SUBDIVISION OF TH SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST MERIDIAN, IN COOK COUNTY, ILLINOIS.	
Address: 1645 N. Whipple	P.I.N.: 13-36-327-005
LOT 23 IN BLOCK 23 IN CHICAGO UNIVERSITY SUBDIVISION IN THE I TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MI ILLINOIS.	
Address: 4854 South Winchester	P.I.N.: 20-07-208-038

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STATEMENT BY GRANTOR AND GKANTEE

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 inga land trust is either a natural person, an Illinois corporation or

roreign corporation authorized to do business	
real estate in Illinois, a partnership authori	zed 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	e title to real estate under
the laws of the State of Illinois.	
Che laws of the state of fillinois.	
	une S. Parineuros
Gran	tor or Agentona
O	"OFFICIAL SEAL GOUT
Subscribed and sworn to before	Josie Carlson
me by the said	Notary Public, State of Ellinois
this 28 day of tweet,	My Conmission of the May 19, 1997
19 91	and the commence of the party to the second
Notary Public All	
NOTATY PUBLIC / CL CULT	
The grantee or his agent affirms and verifies	
shown on the deed or assignment of hereficial:	
either a natural person, an Illinois corporation	on or foreign corporation
authorized to do business or acquire and hold	title to real estate in Illinois,
a partnership authorized to do business or acqu	wire 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 re-	12estate under the laws of
the State of Illinois.	// Journal and all of
the State of Illinois.	'/
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Real of 1
Dated 2/26 , 19 46 Signature:	7-1-1-20
Gran	the or Asian George J. Lypis, Jr
	was when we have the story
Subscribed and sworn to before	"OVE SCHOOL SUPERING PROVIDENT
me by the said	"OIF CIAL SEALCRAIP, Ltd
this 18 day of february,	Josie Carlson
19 91.	Notary Public, State of Hinois
Notary Public Art Un	My Commission Expires (1507)
NOTE: Any person who knowingly submits a false	etstament concerning the
NOIE: Any person who knowingly submits a laise	Statement concerning the (p
identity of a grantee shall be guilty of	
the first offense and of a Class A misder	meanor for subsequent
offenses.	
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(Atach 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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