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DEPT-01 RECORDING \$153.50
 T20004 TRN 4956 02/28/96 15:05:00
 42622 LF *-96-153598
 COOK COUNTY RECORDER

QUIT CLAIM DEED

THE GRANTORS, THE HABITAT COMPANY, an Illinois corporation, and DANIEL E. LEVY, 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 Dollars (\$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:

1. 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.
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

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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 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.

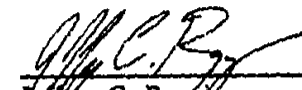
Grantor certifies that all conditions precedent to the valid execution and delivery of this Deed on its part have been complied with and all things necessary to constitute this Deed a valid, binding and legal agreement on the terms and conditions and for the purposes set forth herein have been done and 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 28th day of February, 1996.

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


Daniel E. Levin

By: 
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: Katherine M. Steffes
2535 Prairie #301
Evanston, IL 60201

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

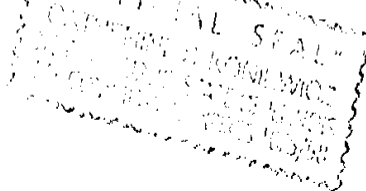
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. Levin, personally known to me to be the Chairman of the corporation, and Jeffrey C. Rappin, personally known to me to be the Secretary of said corporation, and personally known to me to be 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 seal 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.

My Commission Expires:

10/5/98

Catherine S. Koniewice
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

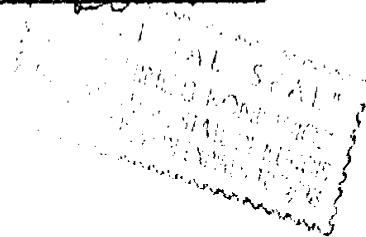
I, Catherine S. Koniewice, a Notary Public in and for said County, DO HEREBY CERTIFY that Daniel E. Levin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument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

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

My Commission Expires:

10/5/98

Catherine S. Koniewice
Notary Public



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EXHIBIT A

Legal Description

Program 154

THE SOUTH 1/2 OF LOT 4 IN DRESDEN'S RESUBDIVISION OF LOTS 1 TO 8 AND 12 TO 20, ALL INCLUSIVE, OF S. ROGERS TOUHY'S ROGERS AVENUE SUBDIVISION OF THAT PART OF BLOCK 1 OF ORIGINAL PLAT OF ROGERS PARK LYING NORTH OF THE SOUTH LINE OF BRYAN AVENUE EXTENDED, AND WEST OF THE WEST LINE OF FOREST AVENUE, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 7420 N. Pralira

P.I.N.: 11-30-413-012

THE NORTH 1/2 OF LOT 17 IN CIRCUIT COURT PARTITION OF WEST 10 ACRES OF THE SOUTH 91.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2033 North Kedzie

P.I.N.: 13-36-113-023

LOT 23 IN BLOCK 4 IN WATRISS' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 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.

Address: 2656 W. Cortez

P.I.N.: 16-01-409-026

LOT 21 IN BLOCK 8 IN MILLARD AND DECKERS SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 2250 S. Central

P.I.N.: 16-26-107-023

LOTS 22 AND 23 IN BLOCK 8 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2244 South Central Park

P.I.N.: 16-26-107-022

LOT 35 AND THE SOUTH 7.9 FEET OF LOT 36 IN BLOCK 2 IN CASS' SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK 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

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LOT 10 IN BLOCK 8 IN JOHNSTONS & COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1632 North Haroldt Boulevard

P.I.N.: 13-36-327-022

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LOTS 8, 9 AND 10 IN BLOCK 6 IN PIERCE'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

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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 FEET OF THE SOUTH 1295 FEET THEREOF) LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1737 N. Kedvale

P.I.N.: 13-34-420-007

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LOT 37 IN BLOCK 29 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 FEET OF THE SOUTH 1295 FEET THEREOF) LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 1636 N. Keeler

P.I.N.: 13-34-426-021

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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.

Address: 2309 South Marshall

P.I.N.: 16-25-112-004

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LOT 40 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.

Address: 2314 South Sawyer

P.I.N.: 16-26-214-027

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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 (EXCEPT THE EAST 115 FEET THEREOF) IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2735 W. Cortez

P.I.N.: 16-01-412-015

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.

Address: 3253 W. Beach

P.I.N.: 16-02-215-004

THE EAST 4 FEET OF LOT 5 AND LOT 4 (EXCEPT THE EAST 2 FEET) 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.

Address: 2741 W. Augusta

P.I.N.: 16-01-416-007

LOTS 30 AND 31 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 21 IN JAMES H. DEES' 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.

Address: 3542-44 W. 38th Place

P.I.N.: 16-35-407-027

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.

Address: 4109 S. Campbell

P.I.N.: 19-01-214-056

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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 CHICAGO, A SUBDIVISION OF LOTS 25 TO 48 OF BLOCK 6 AND LOTS 1 TO 48 OF BLOCK 7 IN WEAGE, EBERHARDT AND BARTLETT'S SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3311 West Crystal

P.I.N.: 16-02-227-018

LOT 114 IN SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/3 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3514 West Dickens

P.I.N.: 13-35-222-020

LOT 36 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1733 North Kedzie

P.I.N.: 13-36-316-011

THE NORTH 1/2 OF LOT 4 IN DRESDEN'S RESUBDIVISION OF LOTS 1 TO 8 AND 12 TO 20, ALL INCLUSIVE, OF S. ROGERS TOUHY'S ROGERS AVENUE SUBDIVISION OF THAT PART OF BLOCK 1 OF ORIGINAL PLAT OF ROGERS PARK LYING NORTH OF THE SOUTH LINE OF BRYAN AVENUE EXTENDED, AND WEST OF THE WEST LINE OF FOREST AVENUE, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 7422 N. Paulina

P.I.N.: 11-30-417-012

LOT 17 IN BLOCK 2 IN WINKELMAN'S SUBDIVISION OF PART OF BLOCKS 2 AND 11 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1939 North Spaulding

P.I.N.: 13-35-404-013

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