

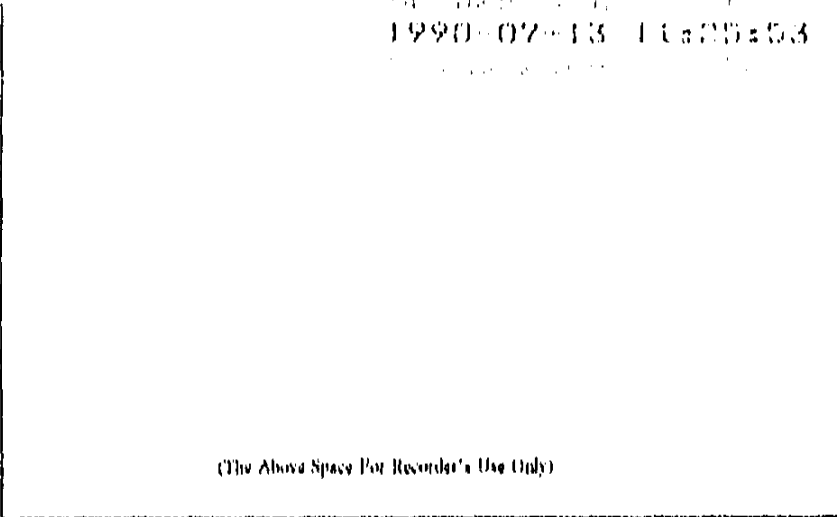
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QUITCLAIM DEED



(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), for and in consideration of Ten Dollars and 00/100 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to LUCIOUS BOYKIN ("Grantee"), located at 108 S. Hamlin, Chicago, IL 60624, pursuant to ordinance adopted by the City Council of the City of Chicago on February 5, 1998, all interest of Grantor in the following described real property ("Property"):

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THE EAST 50 FEET OF LOT 23 IN BLOCK 4 IN DAUPHIN PARK, A SUBDIVISION OF THAT PART OF THE NORTH 3/4 OF WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-02-105-003

Volume: 281

Commonly Known Address: 813 East 88th Place, Chicago, Illinois

This Quitclaim Deed is made and executed upon, and is subject to the following express conditions and covenants, said conditions and covenants being a part of the consider-

BOX 333-CTI

ation for the Property hereby conveyed and are to be taken and construed as running with the land.

FIRST: The Grantee shall rehabilitate the structure on the Property substantially in accordance with the plans set forth in its Chicago Abandoned Property Program ("CAPP") application on file with the Grantor and the terms and conditions of that certain redevelopment agreement entered into between the Grantor and the Grantee on April 14, 1998, and shall correct all violations of the City of Chicago Building Code existing on the Property within 365 days of the delivery of this Quitclaim Deed to the Grantee ("Conveyance Date"). If the Grantee determines within twenty-one (21) days after the Conveyance Date that it is economically unfeasible to rehabilitate the structure on the Property, and delivers adequate proof thereof to the Grantor within such twenty-one (21) day period, then the Grantee may demolish the structure in lieu of rehabilitation. Such demolition shall be completed not later than sixty (60) days after the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor. The Certificate of Completion shall be in a recordable form.

SECOND: Not later than fourteen (14) days after the Conveyance Date, the Grantee shall clear the Property of all debris and secure it against unauthorized entry, and shall maintain the Property in a secured condition. The Grantee shall provide the Grantor with photographs and an affidavit evidencing the secured condition of the Property within twenty-one (21) days of the Conveyance Date. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

THIRD: Not later than 122 days after the Conveyance Date, the Grantee shall provide the Grantor with documentation showing that funds sufficient to complete the

rehabilitation have been obtained. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FOURTH: Not later than 182 days after the Conveyance Date, the Grantee shall apply for a building permit and shall provide the Grantor with a copy of the receipt for said application. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FIFTH: The Grantee shall not sell, convey, or assign the Property or any part thereof or interest therein without the prior written approval of the Grantor, except that the Grantee may mortgage the Property or make a collateral assignment of a beneficial interest for the purpose of financing the rehabilitation. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

SIXTH: The Grantee shall not discriminate upon the basis of race, color, religion, sex, sexual orientation, military discharge, ancestry, age, parental or marital status, disability, source of income or national origin in the development, rehabilitation, sale, lease, rental, use or occupancy of the Property. This covenant shall remain in effect without any limitation as to time.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested

by its Mayor and City Clerk, on or as of the 3rd day of June 1998.

CITY OF CHICAGO, an Illinois municipal corporation

By: [Signature]
RICHARD M. DALEY, Mayor

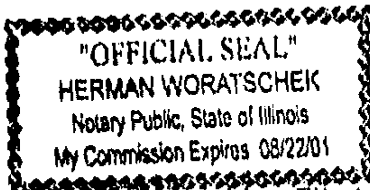
ATTEST:

[Signature]
JAMES J. LASKI, City Clerk

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, HERMAN WORATSCHEK, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES J. LASKI, personally known to me to be the City Clerk of the City of Chicago, a municipal corporation, and 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 being first duly sworn by me acknowledged that as City Clerk, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his 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 notarial seal this 3 day of JUNE, 1998.



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Elizabeth K. Whitaker
Assistant Corporation Counsel

AFTER RECORDING, MAIL TO: LUCIOUS BOYKIN
108 S. Hamlin, Chicago, IL 60624

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b); AND SECTION 3-33-060(b) OF THE MUNICIPAL CODE OF CHICAGO.

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Property of Cook County Clerk's Office

