

# UNOFFICIAL COPY

## WARRANTY DEED

99753945

6981/8195 03 001 Page 1 of 3  
1999-08-09 11:42:39  
Cook County Recorder 25.00



THE GRANTOR(s), **Interfaith Organizing Project of Greater Chicago**, a Not-For-Profit Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with it's principal place of business at 1617 W. Washington Blvd., Chicago, IL, for and in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

**Sharon Williams**, of 215 LaPorte St., Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

C/K/A: 3155 W. Franklin, Chicago, IL  
PIN: 16-12-109-001

*3 JB*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 30 day of October, 1998.  
Interfaith Organizing Project of Greater Chicago

By: *Rev. George W. Daniels*  
Rev. George W. Daniels, It's President

State of Illinois, County of Cook}, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rev. George W. Daniels personally known to me to be the President of Interfaith Organizing Project of Greater Chicago whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such President he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, 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 official seal, this 30 day of October, 1998

*Julie Abei*  
NOTARY PUBLIC

"OFFICIAL SEAL"  
JULIE ABEI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAY 7, 2000

This instrument was prepared by Lee Scott Perres 19 S. LaSalle, Suite 1500, Chicago, IL

Mail To: *Carol A. Tuman*  
*10200 S Cicero*  
*Oak Lawn IL 60453*

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Restrictive Covenant Rider to Deed Dated October

30, 1998, between Interfaith

Organizing Project of Chicago, Grantor, and Sharon L.

Williams, Grantee.

**A restrictive covenant shall run with the property conveyed hereunder, as follows:**

Grantee is required to own and occupy the property for five (5) years from the date of closing. In the event the Grantor sells the property or ceases to occupy the property with the aforementioned time period, Grantor shall be entitled to recapture a pro rata share of the difference between the actual sales price of the property when purchased from the Grantor and the appraised value of the property with improvements as determined by the Grantee's Lender's appraisal report as when purchased from the Grantor.

In the event an appraisal is not available on the property conveyed hereunder, a current appraisal on a similar property in close proximity may be used to determine the value of the property.

(Example: The property with improvements appraises at \$130,000.00. The actual sales price paid by the Buyer to the Seller was \$90,000.00. If the Buyer sells the property or ceases to occupy the property after two and a half (2.5) years, the Seller may require the Buyer to pay the Seller \$20,000.00, which equals the difference between the appraised value and the actual sales price, (\$40,000.00), divided in half because the Buyer has complied with the restrictive covenant for half of the time period required.)

LEGAL DESCRIPTION RIDER

LOT 2, INCLUSIVE IN BLOCK 3 IN JAMES TAYLOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Real estate taxes not yet due and payable: covenants, conditions and restrictions of record; easements existing or of record; building, building line, and use or occupancy restrictions; acts done or suffered by Grantee; applicable ordinances of the City of Chicago; Special Taxes or assessments not yet levied; rights of way for drainage tiles, ditches, feeders and laterals.

Cook  
CO. NO. 016  
2 9 9 2 3 6  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG-6'99 DEPT. OF REVENUE  
P.B. 19686  
98.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP AUG-6'99  
P.B. 11427  
49.00

★ 1 1 9 4 9 4 ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG-6'99  
P.B. 11193  
735.00

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# EXHIBIT

ATTACHED TO

99753946

DOCUMENT NUMBER

SEE PLAT BOOK

8-9-99