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WARRANTY DEED



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1999-08-30 08:58:56
Cook County Recorder 25.00

NO Abstract 205

THE GRANTOR, **COMMONWEALTH COMMUNITY CORPORATION**, 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 4035 W. Maypole, 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

Quindle Booker and Angela Jackson, his wife as tenants by the entirety, of 3550 South Rhodes

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: 7258 S. Harvard, Chicago, IL
PIN: 20-28-208-024-0000

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KG

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, as tenants by the entirety

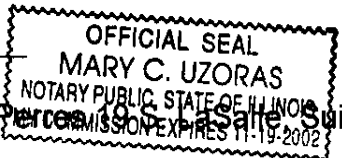
DATED this 8th day of JUNE, 1999, Commonwealth Community Corporation, Real Estate Transfer Tax Act, exempt under provisions of Paragraph B, Section 4.

By: William H. Samuels 8/12/99 Notary
The Rev. Dr. William H. Samuels

State of Illinois, County of Cook }, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that The Rev. Dr. William H. Samuels. personally known to me to be the President of **Commonwealth Community Corporation** 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 8th day of JUNE, 1999

Mary C. Uzoras
NOTARY PUBLIC



This instrument was prepared by Lee Scott Perceps, 1955 S. State Suite 1500, Chicago, IL

Mail To: Gilda Hudson - WINFIELD
203 N. Wabash AVE STE 1012
Chicago, Illinois 60601

BOX 333-CTI

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LEGAL DESCRIPTION RIDER

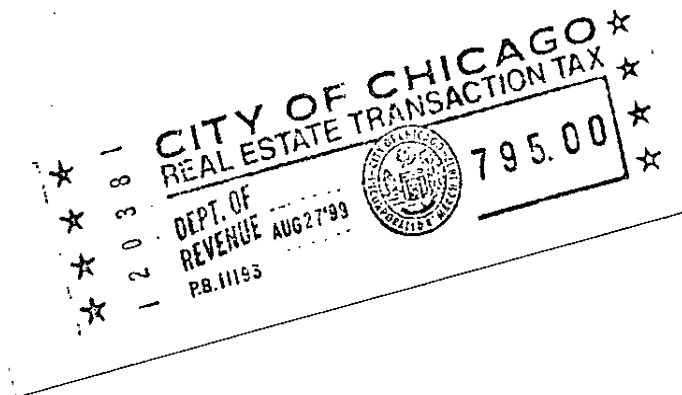
THE SOUTH 26.25 FEET (25.25 FEET MEASURED) OF LOT 12 IN BLOCK 4 IN EGGLESTON'S SECOND ADDITION SUBDIVISION BEING THE NORTH 1/2 OF THE ~~THE NORTH 1/2~~ ^{THE NORTH 1/2} NORTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF SAID NORTHEAST 1/4 SUBDIVISION IN EGGLESTON'S SUBDIVISION) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-28-208-024

c/k/a 7258 S. Harvard, Chicago, IL

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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.



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Restrictive Covenant Rider to Deed Dated August

8, 1998, between Commonwealth
Community Church, Grantor, and Quindie
Booker and Angela Jackson, his wife Grantee.

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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.)