

UNOFFICIAL COPY

WARRANTY DEED

99880072

7762/0088 88 001 Page 1 of 3
1999-09-16 14:41:20
Cook County Recorder 25.00



99880072

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

BARBARA ROSS, *Single never married*

of 2432 W. Jackson Blvd. the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

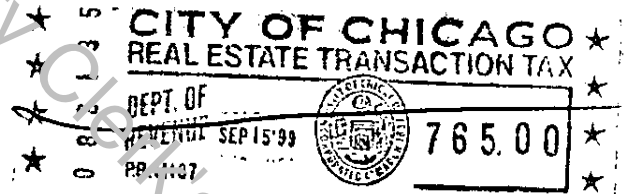
3u

C/K/A: 2904 West Fulton, Chicago, IL
PIN: 16-12-306-047-0000 Volume 555

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 24th day of August, 1999.
Interfaith Organizing Project of Greater Chicago:

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



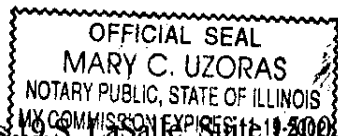
BOX 333-CT1

7779568-MSU-NA

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 23rd day of August, 1999

Mary C. Uzoras
NOTARY PUBLIC



This instrument was prepared by Lee Scott Perres, 19 S. LaSalle Suite 1100, Chicago, IL
Mail To: Carol A. Turano 1070 S. Cleary, Oak Lawn, IL 60453

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4
REAL ESTATE TRANSFER ACT.

DATE 8-23-99

[Signature]
BUYER, SELLER OR REPRESENTATIVE

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Restrictive Covenant Rider to Deed Dated August
24, 1999, between Interfaith Organizing
Project of Greater Chicago, Grantor, and _____
Barbara Ross, 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.)

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LEGAL DESCRIPTION RIDER

LOT 3 IN SULLIVAN'S SUBDIVISION OF LOTS 35 TO 39 INCLUSIVE IN KERFOOT'S SUBDIVISION OF THE SOUTH 150 FEET OF BLOCK 3 IN THE SUBDIVISION OF BLOCKS 3, 4, 5, 10, 11 AND 12 IN D.S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2904 West Fulton Street, Chicago, IL
P.I.N. 15-12-306-047-0000 Volume 555

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.