

UNOFFICIAL COPY

03741529

OFFICE OF THE CLERK
CITY OF CHICAGO
NO CHARGE

WHEREAS, The City of Chicago (the "City") a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found that there exists within the City an abundance of vacated abandoned properties owned by the U. S. Department of Housing and Urban Development ("H.U.D."); and

WHEREAS, The City has determined that the continued existence of these properties in their current state is harmful to the health, prosperity and economic stability and general welfare of the City; and

WHEREAS, Pursuant to Section 810 of the Federal Housing and Community Development Act of 1974, the Secretary of H.U.D. is authorized to transfer properties without monetary consideration, for use in Urban Homestead Programs, to local municipalities; and

WHEREAS, The City and the United States of America heretofore entered into an agreement on July 27, 1979 entitled, "The Urban Homesteading Agreement", and such agreement, having been periodically renewed with the most recent renewal having been executed on January 25, 1985, provides for an Urban Homesteading Program in which H.U.D. would convey property located in the City of Chicago to the City which in turn would reconvey said property to "Homesteaders" with certain conditions and obligations to renovate said property; and

WHEREAS, The City, through its Department of Housing ("D.O.H.") in order to facilitate the renovation of the aforementioned H.U.D. conveyed properties, has been allocated \$313,612 in Section 312 Loan funds from H.U.D. to be used in addition to a previously programmed \$775,000 in Year X C.D.B.G. funds for the making of low interest loans to qualified Homesteaders, under the Urban Homestead Program; and

WHEREAS, The City, by regulations established by H.U.D. for the 312 Loan program and by agreement with H.U.D., is required to specifically obligate Section 312 Loan funds prior to August 30, 1985, or risk losing same; and

WHEREAS, D.O.H. has established a pool of potentially qualified Homesteaders, including alternates, said pool being made up of 197 persons selected from a list of City-wide applicants at a lottery held by D.O.H. on June 1, 1985, (with a copy of said list attached as Exhibit A made a part hereof), said lottery having established the specific order of selection for conveyance of properties to Homesteaders; and

WHEREAS, D.O.H. has established specific rules and guidelines for notifying the Aldermen whose wards contain H.U.D.-owned properties prior to the reconveyance of those properties to qualified Homesteaders from the heretofore mentioned list; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Department of Housing is authorized to accept the conveyance of properties from H.U.D. which are specifically identified for use in the Urban Homestead Program, and is hereby authorized to execute any contract, deed, or other documents necessary to accomplish said conveyance.

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SECTION 2. The Commissioner of the Department of Housing is hereby authorized to reconvey said properties to responsible "Homesteaders" (from the qualified lottery list attached as Exhibit A) who will reside in and rehabilitate said properties in accordance with the building codes of the City of Chicago within designated periods of time, in accordance with conditions as provided in detail in the aforementioned agreement entitled "The Urban Homestead Agreement" and in accordance with conditions and requirements specified in Section 810 of the Housing and Community Development Act of 1974.

SECTION 3. This ordinance shall be in full force and effect by and from the date of its passage.

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EXHIBIT AWINNERS
2 Bedrooms

<u>NAME</u>	<u>ADDRESS</u>
1. Monica Giles	10037 South Crandon
2. Benjamin Gaming	2131 North Albany
3. Melinda Stone	1951 South Sawyer Avenue
4. Sherry Sharrow	2529 West 38th Street
5. Travis Harris	8108 South Justine
6. Mary Perrie	7214 South Shore Drive
7. Raymond Chandler	1224 South Central Park Avenue
8. Vickie Douglas	14214 Grace
9. Joan Walker	4624 South Ellis
10. Patricia Walsh	3519 West 68th Place
11. Ardis Hudson	1641 West 89th Street
12. Alma Pope	6203 South Loomis
13. Renee Smith	4019 West Van Buren
14. Mary McCarroll	6741 South Jeffery
15. Regina Hampton	1837 East 84th Street
16. Yoland Everett	9241 South Marshfield
17. Theron Thomas	5916 West Fulton
18. Roger Shannon	615 East 102nd Place
19. Anselmo Razo	1909 West 47th Street
20. Patricia Gordon	4146 North Oakley

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2 Bedrooms

NAMEADDRESS

A1. Anthony Williams	8045 South Harvard
A2. Alicia Powell	8346 South Marquette
A3. Dana Tetter	2 Olympic Village
A4. Christine Boykin	1207 West Cabrini
A5. Sonia Montero	2234 South California
A6. J.D. Wells	2111 South Christiana
A7. Felicia Winfrey	4554 South Drexel
A8. Michael Maltbia	1453 East 71st Place
A9. Verna Lynch	9721 South Michigan
A10. Al Thorton	3943 West Flournoy
A11. Sylvester Pilgrom	1407 East 66th Place
A12. Patricia Clemons	2209 East 68th Street
A13. Gloria Banks	8130 South Maryland
A14. Gale Parker	5400 West Crystal
A15. Virsie Freeman	5141 West Iowa
A16. Curtis Baugh	5514 West Augusta
A17. Frances Mode	6416 South King Drive
A18. David Doss	5746 North Kenmore
A19. Sedora Hawthorne	3646 South Rhodes
A20. Cordelia Smith	910 North Lake Shore Drive
A21. Linda Lucas	511 East Browning
A22. Thomasina Callum	3933 South Langley
A23. Joyce Woods	8130 South Maryland
A24. Colla Magna	1240 West Huron

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~~COOK COUNTY CLERK'S OFFICE~~

~~8-7-00~~

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ALTERNATE WINNERS

2 Bedrooms

NAME

ADDRESS

- | | | |
|------|--------------------|-----------------------|
| A25. | Curtis Hunigan Jr. | 7712 South Clyde |
| A26. | Lynnden Spell | 403 South Lockwood |
| A27. | Sofia Carranco | 2504 South Spaulding |
| A28. | Karen Thomas | 179 North LaCrosse |
| A29. | Donald Wade | 600 South Dearborn |
| A30. | Gewel Jones | 1111 South Laflin |
| A31. | Jesse M. Lindsey | 2049 East 68th Street |
| A32. | Carol Robinson | 8741 South Elizabeth |
| A33. | Karen Washington | 9611 South Prospect |
| A34. | Issac Washington | 248 West 71st Street |
| A35. | Zdislaw Bondaruk | 5300 South Parkside |

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~~REPORTS OF COMMITTEES~~

~~10000~~

0 3 7 4 1 5 2 9

WINNERS

3 Bedrooms

<u>NAME</u>	<u>ADDRESS</u>
1. Francisco LaFlor	2855 North Richmond
2. Arthur Walker	7251 South Shore Drive
3. Dessie Anderson	6423 South Langley
4. Rosalina Vazquez	34 - 35 West Fullerton
5. Cynthia Massey	3617 West Cortland
6. Ira Daniel	7755 South Marshfield
7. Susan Martinez	3206 West 63rd. Street
8. Jan Wysocki	4407 North Kenneth
9. Israel Montoya	2507 South Tripp
10. Reginald Moore	7108 South Champlain
11. Yvonne Parker	1616 South Lawndale
12. Mary Scott	224 West 95th Street
13. Docemo Gafary	2135 East 75th Street
14. Theresa Howard	10424 South Indiana
15. Aucquette Cunningham	3750 South Ellis

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ALTERNATE WINNERS 7 4 1 5 2 9

3 Bedrooms

<u>NAME</u>	<u>ADDRESS</u>
A1. Dorothy Hall	6626 South Marshfield
A2. William Hightower	232 East 132nd Street
A3. Yolanda Roman	1628 West Pierce
A4. Janey Rawls	3427 South Prairie
A5. Angela Parker	5121 South University
A6. Earline Harris	9336 South Oglesby
A7. Eulalia Torres	1915 South Carpenter
A8. Manuel Alvarez	2122 South California
A9. Debra Humphries	9000 South Morgan
A10. Mary Lee Shands	60 East 50th Street
A11. Leroy Carr	542 West Jackson Boulevard
A12. Verne Cooper	8754 South Harper
A13. Christine Muse	1517 East 84th Street
A14. Denise Thomas	2116 East 92th Street
A15. Odessa Wiggins	P.O. Box 2915
A16. Clarence Traywick	1529 East 74th Place
A17. Doreatha Hill	1306 West 72nd Place
A18. Robert Marshall	5942 West Huron Street
A19. Loretta Jones	13212 South Prairie
A20. Wilfredo Dominquez	4334 West Armitage
A21. San Juan Abaunsa	1135 West 19th Street
A22. Janice Reese	1651 East 67th Street
A23. Lamar Elles	8229 South Elizabeth
A24. Bonnie McClain	1437 North Long Avenue

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Property of Cook County Clerk's Office

ALTERNATE WINNERS

3 Bedrooms

<u>NAME</u>	<u>ADDRESS</u>
A25. Leonel Serrano	34 - 35 West Fullerton
A26. Alberta Allen	9228 South Avalon
A27. Walter Becton	3620 South Rhodes Avenue
A28. Polly Hughes	1219 South Kedzie
A29. Sharon Evans	3417 West Franklin
A30. Tommie Lark	453 North Harlin
A31. Cedric West	718 North Monticello
A32. Ma Luisa Ramirez	1811 South California
A33. Jacqueline Pledger	11629 South Throop
A34. Mae Chevalier	4427 South Wolcott
A35. Theresa White	401 East 32nd. Street

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WINNERS

4 Bedrooms

NAME

ADDRESS

- | | |
|-----------------------|-------------------------|
| 1. Del Ray Reese | 319 West Marquette Road |
| 2. Bernice Welch | 4015 West 21st Place |
| 3. Mary Walker | 1901 West 51st Street |
| 4. Aminah Munir | 10030 South Lafayette |
| 5. Johnnie Clayton | 6525 South Winchester |
| 6. Clifford Burke | 1302 West Greshaw |
| 7. James Baker | 5300 South Marshfield |
| 8. Aubrey Lewis Jr. | 1364 East 52nd Street |
| 9. Deborah Mason | 6333 South Bishop |
| 10. Press Slym | 835 White Oak |
| 11. Eddie Nichols | 1418 North Central Park |
| 12. Marina Barrientos | 2948 North Hoyne Avenue |
| 13. Matilda Bruce | 2127 South Indiana |
| 14. James Rountree | 8053 South Justine |
| 15. Kenneth O'Connor | 3002 East 41st Street |
| 16. Levern Johnson | 5706 South Wabash |

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ALTERNATE WINNERS

4 Bedrooms

<u>NAME</u>	<u>ADDRESS</u>
A25. Emmette Eggleston	1073 West 14th Street
A26. Edward Simmons	5110 South Woodlawn
A27. Leslie Caldwell	7152 South Wolcott
A28. Aurelio Romero	4225 North Sheridan
A29. Drusilla Longstreet	2953 West Fulton Street
A30. Alicia Aguayo	2807 South Central Park
A31. Ernestine Grape	125 North Karlov
A32. Gloria Bryant	835 South 15th Avenue
A33. Barbara Hampton	1432 South St. Louis
A34. Beulah Dillard	3704 West Cermak
A35. Patricia Patterson	2109 South Harding Avenue

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~~TO THE PUBLIC~~

~~0/7/05~~

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WINNERS

5 Bedrooms

NAME

ADDRESS

- | | |
|-----------------------|----------------------|
| 1. Paula Palomino | 2008 West Concord |
| 2. Abe Rivkin | 9401 South Prairie |
| 3. Veronica Dale | 38 West 108th Place |
| 4. Francisco Jraustro | 1448 North Leavitt |
| 5. Linda Usher | 250 West 108th Place |
| 6. Michael Posey | 6226 South Woodlawn |

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~~REPORTS OF COMMISSIONERS~~

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ALTERNATE WINNERS

5 Bedrooms

NAME

ADDRESS

A1. David Cintron	2945 North Fairfield
A2. William Fowler	9050 South Morgan
A3. Willella Golden	5056 West Ohio
A4. Ignacio Santana	2230 West Cermak
A5. Debra Craver	1273 West 74th Street
A6. Joe Galarowski	1836 West Superior
A7. Margarita Arrayo	2137 North State
A8. Emily Martinez	1916 West Cermak
A9. Willia Walker	2330 South State
A10. Walter Jones	8537 South Blackstone
A11. Gladys Sherrod	1711 West 90th Place
A12. Alicia Griffey	426 West Belmont
A13. Teresa Vera	3522 West Shakespeare
A14. George McKenzie	5348 West Jackson Boulevard
A15. Lillie Evans	6018 South Prairie
A16. Larry Eubanks	3035 West Walnut
A17. Linda Martin	1749 West Washburne
A18. Charlie Ware Jr.	5131 West Washington
A19. Lawrence Smith	333 South Western
A20. Cynthia Sims	2610 West Gladys
A21. Josefina Pena	1303 West Huron
A22. Willie Lee	1006 North Richmond
A23. Margo Evans	7251 South Shore Drive
A24. Genell Trull	9421 South Burnside

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~~1987~~

~~COOK COUNTY CLERK'S OFFICE~~

~~04/95~~

0 3 7 4 1 5 2 9

ALTERNATE WINNERS

5 Bedrooms

NAME

ADDRESS

A25. Thomas Staff	8226 South Aberdeen
A26. James Davis Jr.	3644 South Ellis
A27. Mary Holman	718 South Kenneth
A28. Melvin Scott	6407 South Orexel
A29. Ididra Moreno	2425 West Polk
A30. James Jenkins Jr.	10508 South Wentworth
A31. Linda Gallacher	4702 South Wolcott
A32. Shirley Mays	6711 South Paxton
A33. Finas Waters Jr.	3528 West Douglas
A34. Juana Coronado	1742 West Cermak
A35. Gloria Phillip	6523 South Sangamon

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~~REPORT OF SOLEMS PAGES~~

~~10871~~

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Please Note:

The attached list of lottery winners and alternates will be reviewed in chronological order to determine if they qualify under Homestead eligibility criteria establish by H.U.D. regulations. An additional pool of 3800 applicants has been held in reserve. If 57 qualified applicants cannot be found from the existing list, a supplemental lottery will be held with new winners chosen from the 3800 applications held in reserve.

Property of Cook County Clerk's Office

STATE OF ILLINOIS, ss.
County of Cook.

I, WALTER S. KOZUBOWSKI, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office granting authority for Acquisition and Reconveyance of Department of Housing and Urban Development-Owned Properties to qualified "Homesteaders".

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the seventh (7th) day of August, A. D. 1985 and deposited in my office on the seventh (7th) day of August, A. D. 1985.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:
Yeas 45, Nays None.

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this twenty-ninth (29th) day of August, A. D. 1985.

[L. S.]

Walter S. Kozubowski
WALTER S. KOZUBOWSKI, City Clerk.

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AFFIDAVIT

①

RECEIVED
CITY OF CHICAGO
MORTGAGE

I, Michael Cunningham, with the Department of Housing, City of Chicago, being duly sworn upon each, depose and state that a special Warranty Deed from the Secretary of Housing and Urban Development to the City of Chicago and Quit Claim Deed from the City of Chicago to Carolyn J. Smith were left in this office in September 30, 1986 and August 18, 1988 respectively, and a HUD note and mortgage dated August 31, 1988, for registration with the Registrar of Torrens Titles.

These documents affect property on Torrens - Owners Lost certificate which is legally described as follows:

Lot 18 In Block 7 In Snow and Dickinson's Garfield Boulevard Addition To Chicago, In The Northwest 1/4 Of Section 17, Township 38 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois.

Property Address: 5805 South Laflin

The mortgage is still valid and subsisting as collateral to the note that is unpaid and uncancelled. The note is still due and payable and in full force and effect. The City of Chicago agrees to hold harmless the Registrar of Titles against all loss and damage to same arising by reason of accepting the above mortgage and note for filing.

I further state that through error and oversight these documents were not placed of record and remained in the possession of the City of Chicago.

I make this affidavit to induce the Registrar of Titles to accept those deeds and note and mortgage above mentioned to reflect the actual status of the property.

The City of Chicago hereby holds the Registrar of Titles of Cook County, Illinois harmless for any claim, costs, charges, damages and expenses arising from the omission of time as above mentioned.

Michael Cunningham

Michael Cunningham
Director of Loan Processing

City of Chicago

Subscribed and sworn to me before this 7th day of September, 1988.

Jean Fitzgerald
Notary Public

OFFICIAL SEAL
JEAN FITZGERALD
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 4, 1991

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.4000 FAX: 312.603.4001

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Smith, Carolyn E.
7948 S. Union
Doc. 26706411 ✓

Chgo., IL.
\$1,206.13

7/28/83

Smith, Jack C. & Carol
1942 W. Oakdale
Doc. 86353733 ✓

Chgo., IL.
\$17,008.00

8/14/86

Smith, Carolyn A.
8333 S. Colfax
Doc. 86585861 ✓
Doc. 86610305 ✓

Chgo., IL.
\$6,749.29
\$6,749.29

12/9/86
12/22/86

Smith, Robert K. & Carolyn I.
4121 West 193rd St.
Doc. 87172895

~~Country Club Hill, IL.
\$22,780.38~~

~~12/9/87~~

Smith, Roger K. & Carolyn J.
4121 West 193rd St.
Doc. 87190082

~~Country Club Hills, IL.
\$22,780.38~~

~~12/10/87~~

Smith, George & Carolyn (decd)
320 Beach Apt 1D
Doc. 87650113 ✓

LaGrange Park, IL.
\$10,293.38

12/9/87

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FEDERAL TAX LIEN AFFIDAVIT

(PLEASE PRINT OR TYPE)

State of Illinois }
County of Cook } ss.

Carolyn Smith Married to John L. Smith Being duly sworn, upon oath states that she

is 42 years of age and

1. has never been married
2. the widow(er) of _____

3. married to John L. Smith

said marriage having taken place on

September 11, 1966

4. divorced from _____

date of decree _____

case _____

county & state _____

Affiant further states that her social security number is 343-52-1726 and that there are no United States Tax Liens against her

Affiant further states that during the last 10 years, affiant has resided at the following address and none other:

FROM (DATE)	TO (DATE)	STREET NO.	CITY	STATE
1970	Present	4126 W. 24th Pl	Chicago,	Illinois

Affiant further states that during the last 10 years, affiant has had the following occupations and business addresses and none other:

FROM (DATE)	TO (DATE)	OCCUPATION	EMPLOYER	ADDRESS (STREET NO.) CITY STATE
5-1-78	Present	Supervisor Clerk	Veteran's Administration	820 S. Damen Av Chicago, IL 60612

Affiant further states that affiant makes this affidavit for the purpose of inducing the Registrar of Titles, Cook County, Illinois to issue his Torrens Certificate of title free and clear of possible United States Tax Liens.

Carolyn Smith

Subscribed and sworn to me this 20th day of September, 1988

Jean Fitzgerald

OFFICIAL SEAL
JEAN FITZGERALD
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 4, 1991

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Property of Cook County Clerk's Office

SEARCHED
SERIALIZED
INDEXED
FILED

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QUITCLAIM DEED

OFFICIAL BUSINESS
CITY OF CHICAGO
NO CHARGE

No.

3741529

The GRANTOR, CITY OF CHICAGO, a municipal corporation of the State of Illinois, hereinafter referred to as the "GRANTOR" for and in consideration of ONE DOLLAR (\$1.00) AND THE MUTUAL COVENANTS OF THE PARTIES conveys and Quitclaims, pursuant to an Ordinance Adopted by the City Council of The City of Chicago, to CAROLYN J. SMITH, MARRIED TO JOHN L. SMITH

4126 WEST 24th PLACE Chicago, Illinois, hereinafter referred to as GRANTEE, all interest and title of the GRANTOR in the following described property:

Lot 18 in block 7 in Snow and Dickinson's Garfield Boulevard Addition to Chicago in the north west 1/4 of Section 17, Township 38 north, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 5805 S. Larkin
Chicago, Illinois 60636

PIN: 20-17-126-003

VOL: 423

This Deed is made and executed upon and is subject to certain express conditions and covenants, said conditions and covenants being a part of the consideration for the property hereby conveyed and are to be taken and construed as running with the land.

FIRST: The Grantee shall pay real estate taxes or assessments on the property hereby conveyed or any part thereof when due and shall not place thereon any encumbrance or lien other than for temporary and permanent financing of construction of the improvements on the property hereby conveyed.

SECOND: The Grantee shall take possession of and occupy said premises as their residence within seven days after notification by the City.

THIRD: The minimum period for occupancy of the Homestead property by the Homesteader as his or her principal residence prior to obtaining Fee Simple Title shall not be less than five (5) years, except under such emergency standards as may be prescribed by the Secretary of the Department of Housing and Urban Development (HUD).

AFFIDAVIT OF NO U.S. TAX LIEN ATTACHED

592-98-02

ceceya xi llpudl
Randell

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FOURTH: The Grantee shall have no power to convey the property hereby conveyed or any part thereof, without the prior written consent of the Grantor, except to a Mortgagee or Trustee under a Mortgage or Deed of Trust permitted by this Deed for a period of five years after the date required to take occupancy.

FIFTH: The Grantee agrees for itself and any successor in interest not to discriminate upon the basis of race, religion, color, sex, or national origin in the sale, lease or rental or in the use or occupancy of the property hereby conveyed or any part thereof, or of any improvements erected or to be erected thereon or any part thereof.

SIXTH: In the event of any violation or default of said covenants pertaining to the beginning or completion of the renovation and reconstruction and the periods required for occupancy or failure to pay monthly payments on your loan the Grantor may exercise its rights to reacquire title to said property as provided in the contract between the parties hereto.

3741529

IN WITNESS WHEREOF, The Agency has caused the Deed to be duly executed in its name and behalf of its Commissioner of the Department of Housing and by its seal to be hereunto duly affixed and attested to by the City Clerk as of the 18th day of AUGUST, 1988.

CITY OF CHICAGO

By The

Department of Housing

BY

Bess Donaldson
Bess Donaldson
Commissioner

ATTEST:

Walter Kozubowski
Walter Kozubowski
City Clerk

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Property of Cook County Clerk's Office

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