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WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTORS

MICHELE GROSSO and

JANNA GROSSO, husband

and wife, of 1224 Hillside Road,

Northbrook, Illinois,

for and in Consideration of Ten and

No/100 (\$10.00) Dollars, and other good

and valuable consideration, in hand paid,

CONVEY and WARRANT to

Tricia A. Len as Trustee of the

Tricia A. Len Declaration of

Trust, dated October 13, 2008

Doc#: 1028841028 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/15/2010 10:47 AM Pg: 1 of 4

the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See attached for legal description) hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to covenants, conditions, restrictions of record, public, drainage, detention and utility easements, roads and highways, and real estate taxes not due and payable as of the date of this document.

Permanent Index Number (PIN): 04-10-201-114-0000

Address of Real Estate: 1224 Hillside Road, Northbrook, IL 60062

608622  
1062

DATED this 30<sup>th</sup> day of September, 2010

MICHELE GROSSO

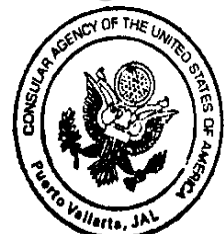
JANNA GROSSO

State of Department, City County of Puerto Vallarta, Jal. ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHELE GROSSO, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30<sup>th</sup> day of September, 2010.

Kelly Trainor de O.  
Notary Public - Kelly Trainor de O.  
US Consular Agent.

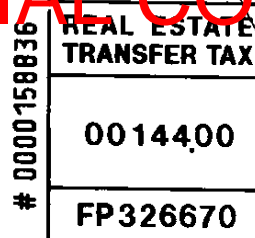
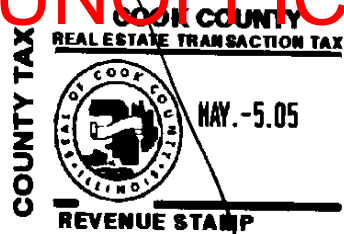
Commission expires October 30<sup>th</sup>, 2011.



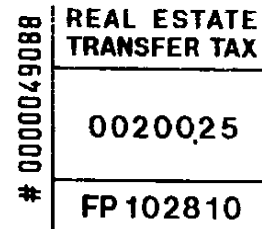
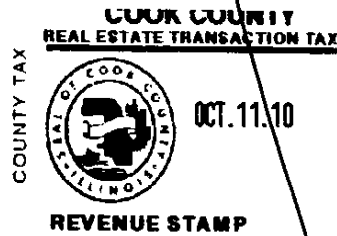
This instrument was prepared by James F. Young, 53 West Jackson Boulevard, #820, Chicago, Illinois 60604

STEWART TITLE COMPANY  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

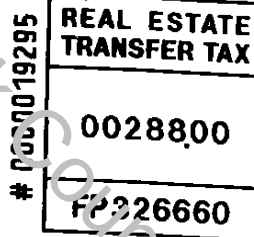
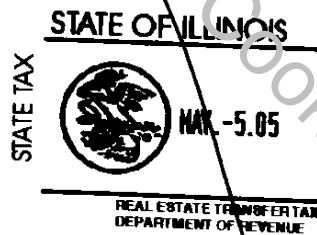
S Y  
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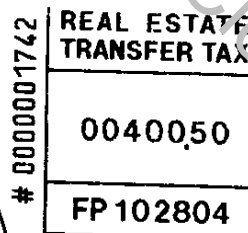
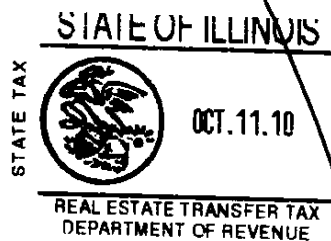
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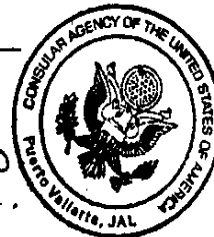
STEWART TITLE COMPANY  
2022 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

## UNOFFICIAL COPY

State of Department, <sup>City</sup> ~~County~~ of Puerto Vallarta, Jal. ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANNA GROSSO, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30<sup>th</sup> day of September, 2010.

Kelly Trainor de O.  
Notary Public - Kelly Trainor de O.  
US Consular Agent.



Commission expires: October 30, 2011.

## LEGAL DESCRIPTION

of premises commonly known as 1224 Hillside Road, Northbrook, Illinois:

Lot 20 in Ridgcroft subdivision of the east 8 acres of that part of lots 28, 29 and 30 taken as a tract in Assessor's Division of Section 10, Township 43 North, Range 12, East of the Third Principal Meridian, lying west of and adjoining the North and South Center lines of the northeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said Section 10 as per plat thereof recorded on March 14, 1874 as document 15605 in Cook County, Illinois.

Mail to:

Frank Jaffe, Esq.  
Jaffe & Berlin  
111 W. Washington, #1401  
Chicago, IL 60602

Send Subsequent Tax Bills To:

T. Len  
1224 Hillside  
Northbrook, IL 60062

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## DEED ADDENDUM

This Addendum is attached to and made a part of that certain Trustee's Deed, issued by Chicago Title Land Trust Company, not individually but as Trustee under Trust Agreement #1108868, to Christopher Sandoz for the property at 2426 N Lotus, Chicago, Illinois.

1. It is a condition of this sale that Buyers will use this property as their principal residence for a period not less than three (3) years.
2. It is a condition of this sale that Buyers meet the income eligibility requirements established by the City of Chicago and the US Department of Housing and Urban Development to qualify as an initial homebuyer for the purchase of this property.
3. It is a condition of this sale that Buyer shall offer the rental unit, if any, at a rent that is affordable to a family earning not more than 115% of Area Median Income, adjusted for family size, as defined by the US Department of Housing and Urban Development. "Affordable" means that the unit cost does not exceed the fair market rent for the area, or cost the family occupying the unit more than 30% of their annual income. Notwithstanding this provision, Buyers shall use their best efforts to rent such units to families earning less than 80% of Area Median Income. Buyer shall verify rent levels to Seller at Seller's request, by presentation of a copy of the lease or a rent receipt.
4. If Buyer shall fail to comply with the above conditions, at Beneficiary's election, the property will revert back to the Beneficiary of the above-named trust.
5. This Deed Restriction shall expire of its own terms three (3) years after recording.