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Doc# 2117317132 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2021 11:58 AM Pg: 1 of 4

THIS INSTRUMENT WAS
PREPARED BY:

Michele Dixon
Citywide HOME Loans, LLC
9785 South Monroe Street #200
Sandy, Utah 84070

AFTER RECORDING RETURN TO:
Illinois Housing Development Authority
111 E. Wacker Dr., Suite 1000
Chicago, Illinois 60601
Attn: Home Ownership Department

PT21-71569 2/4
PIN:17-28-107-011-1059, 17-28-107-011-1076
2310 S Canal St Unit 509
Chicago, Illinois 60616

SmartBuy Program

THIS DOCUMENT MUST BE RECORDED DEED RESTRICTION

THIS DEED RESTRICTION, made and entered into as of this 21 day of May, 2021 _____
(the "Effective Date"), by Salvador Gutierrez and ^{A Unmarried man} _____ (the "Owner").
The Owner is the owner of the property commonly described as
2310 S Canal St Condo 509, Chicago, Illinois 60616 and more particularly described as:

Please see Exhibit "A" for legal description

(the "Property").

The Owner does hereby impress all of the Property with the following deed restrictions (the
"Restrictions"):

OWNER MAY NOT SELL, TRANSFER OR ASSIGN HIS/HER/THEIR

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INTEREST IN THE PROPERTY, OR ANY PART THEREOF, UNLESS AND EXCEPT (A) SUCH SALE, TRANSFER OR ASSIGNMENT MEETS THE INCOME AND PURCHASE PRICE LIMITS OF THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY IN EFFECT AT THE TIME OF THE PROPOSED SALE, TRANSFER OR ASSIGNMENT AND (B) THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY PROVIDES WRITTEN CONSENT TO ANY SUCH SALE, TRANSFER, OR ASSINGMENT.

The Restrictions shall continue in full force in effect from the Effective Date for a period of three (3) years or until terminated by the Illinois Housing Development Authority, a body politic and corporate (the "Authority"), whichever shall occur first. Upon expiration of the three (3) year term, this document shall automatically terminate, and no additional release shall be required to effectuate such termination. Notwithstanding anything to the contrary contained herein, the Restrictions shall automatically terminate if title to the Property is transferred pursuant to foreclosure or a deed-in-lieu of foreclosure,

The Owner agrees that these Restrictions inure to the benefit of the Authority. The Owner hereby grants the Authority the right to enforce this document by any lawful means, including, but not limited to, applying to any court for specific performance or for an injunction against any violations of this document. If the Authority prevails in a legal proceeding to enforce this document, the Owner agrees that the Authority shall be entitled to recover damages, attorney's fees and court costs. The right of the Authority to enforce this document shall not be waived, expressly or otherwise.

The provisions of this document are hereby declared covenants running with the land and, except as otherwise provided herein, are binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Except as otherwise provided herein, any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IN WITNESS WHEREOF, the undersigned have caused this Deed Restriction to be executed as of the Effective Date.

OWNER:


Printed Name: Salvador Gutierrez

Printed Name:

Printed Name: _____

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Salvador Gufierrez,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of May, 2021



[Signature]
Notary Public

Property of Cook County Clerk's Office

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EXHIBIT "A" / LEGAL DESCRIPTION

Unit Number 509 and GU-3 in the Archer Building Lofts Condominium, as delineated on a survey of the following described tract of Land:

part of the East 1/2 of the Northwest 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the declaration of Condominium recorded as document number 0010389013; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel ID(s): 17-28-107-011-1059, 17-28-107-011-1076

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