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Doc# 2121121163 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/30/2021 11:21 AM Pg: 1 of 4

**THIS INSTRUMENT WAS
PREPARED BY:**

Latasha Butts, Closer
Key Mortgage Services, Inc.
475 North Martingale Road, 100
Schaumburg, IL 60173

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

PIN: 08-31-404-007-1085
1054 Talbots Ln
Elk Grove Village, Illinois 60007

SmartBuy Program

THIS DOCUMENT MUST BE RECORDED DEED RESTRICTION

THIS DEED RESTRICTION, made and entered into as of this 2nd day of July, 2021
(the "Effective Date"), by Ricardo Ascencio and (the "Owner").
The Owner is the owner of the property commonly described as
1054 Talbots Ln, Elk Grove Village, Illinois 60007 and more particularly described as:

See attached Legal Description

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

21137353 3/4

(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: Ricardo Ascencio

Printed Name: _____

Printed Name: _____

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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that RICARDO ASCENCIO,

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 2ND day of July, 2021

Maria Serwy
Notary Public



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LEGAL DESCRIPTION

PARCEL 1: UNIT 103-5 IN THE COUNTRY HOMES AT TALBOT'S MILL CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS OR PARTS THEREOF OR "NON-EASEMENT AREAS" OR PARTS THEREOF IN TALBOTS MILL, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89-587109 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 30, 1989 AND RECORDED DECEMBER 5, 1989 AS DOCUMENT 89-579845 AND AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Address commonly known as:
1054 Talbots Ln
Elk Grove Village, IL 60007

PIN#: 08-31-404-007-1085

Property of Cook County Clerk's Office