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1/11/05

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REAL ESTATE TRANSACTION TAX
Cook County
0.05
REVENUE STAMP
933618

002564

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JANET M. LEONHARDT
[Signature]

RICHARD A. LEONHARDT
[Signature]

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS FHA CONDOMINIUM RIDER.

1. RESOLUTION OF INCONSISTENCY. IF THIS SECURITY INSTRUMENT AND NOTE BE INSURED UNDER SECTION 234(C) OF THE NATIONAL HOUSING ACT, SUCH SECTION AND REGULATIONS ISSUED THEREUNDER AND IN EFFECT ON THE DATE HEREOF SHALL GOVERN THE RIGHTS, DUTIES AND LIABILITIES OF THE PARTIES HERETO, AND ANY PROVISION OF THIS OR OTHER INSTRUMENTS EXECUTED IN CONNECTION WITH THIS SECURITY INSTRUMENT AND NOTE WHICH ARE INCONSISTENT WITH SAID SECTION OF THE NATIONAL HOUSING ACT OR REGULATIONS ARE HEREBY AMENDED TO CONFORM THERETO.
2. ASSESSMENTS. FAILURE OF THE BORROWER TO PAY THE BORROWER'S SHARE OF THE COMMON EXPENSES OR ASSESSMENTS AND CHARGES IMPOSED BY THE OWNER'S ASSOCIATION, AS PROVIDED FOR IN THE INSTRUMENTS ESTABLISHING THE OWNER'S ASSOCIATION, SHALL CONSTITUTE A DEFAULT UNDER THE PROVISIONS OF SECTION 234(C) OF THE HOUSING ACT AND RESULT IN A LIEN MORTGAGE. AS USED IN THE SECURITY INSTRUMENT THE TERM "ASSESSMENTS" EXCEPT WHERE IT REFERS TO ASSESSMENTS AND CHARGES BY THE OWNER'S ASSOCIATION SHALL BE DEFINED TO MEAN "SPECIAL ASSESSMENTS BY STATE OR LOCAL GOVERNMENTAL AGENCIES, DISTRICTS OR OTHER PUBLIC TAXING OR ASSESSING BODIES."

IN ADDITION TO THE COVENANTS AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AND LENDER FURTHER COVENANT AS FOLLOWS:

LOFTS AT COBLER'S CROSSING

THE PROPERTY COMPRISES OF A UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN A CONDOMINIUM PROJECT KNOWN AS:

(HEREIN "LENDER") AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT:

1123 STILLWATER #4
 ELGIN, IL 60120
 * 1144 H * -91-585685
 COOK COUNTY RECORDER
 * 146666 TRAN 2270 11/07/91 10:11:00
 DEPT OF RECORDING
 \$19.

DRAPER AND KRAMER, INCORPORATED

NOTE TO :
THIS CONDOMINIUM RIDER IS MADE THIS 30TH DAY OF OCTOBER, 1991, AND IS INCORPORATED INTO AND SHALL BE DEEMED TO AMEND AND SUPPLEMENT A MORTGAGE (HEREIN "SECURITY INSTRUMENT") DATED OR EVEN DATE HERewith GIVEN BY THE UNDERSIGNED (HEREIN "BORROWER") TO SECURE BORROWER'S

FHA CONDOMINIUM RIDER

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0155538

ADDRESS OF PROPERTY: 973 COVE DRIVE, PALATINE, IL 60067

P.I.N. 02-09-402-021

(1) general real estate taxes not due and payable at the time of closing; (2) special taxes or assessments for improvements not yet completed; (3) easements, covenants, restrictions, orders, agreements, conditions and building lines of record and party wall rights; (4) the act, including all amendments thereto; (5) the plat; (6) terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (7) applicable zoning, building and municipal laws and ordinances; (8) easements, roads and highways, if any; (9) unrecorded public utility easements, if any; (10) purchaser's mortgage, if any; (11) plats of dedication and plats of subdivision and covenants thereon; (12) annexation agreements; (13) acts done or suffered by or judgments against purchaser, or anyone claiming under purchaser; (14) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to purchaser; and (15) drainage ditches, tiles and laterals, if any.

SUBJECT TO:

The Deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the grantor herein to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended declaration recorded pursuant thereto.

This Deed is subject to all rights, easement, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of the condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

Unit 973C together with its undivided percentage interest in the common elements in the Hidden Cove Condominiums as delineated and defined in the declaration recorded as document number 90-577492 as amended from time to time, in the southwest 1/4 of the southeast 1/4 of section 9, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

LEGAL DESCRIPTION:

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9/25/2016

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