

UNOFFICIAL COPY

0030191523

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2003-02-07 13:29:49

Cook County Recorder 38.50



0030191523

Property of Cook County Clerk's Office

This Indenture, WITNESSETH, That the Grantor  
Irene Kuban

of the Town of Cicero County of Cook and State of Illinois

for and in consideration of the sum of Fifteen Thousand Five Hundred <sup>no</sup>/<sub>100</sub> Dollars

in hand paid, CONVEY. AND WARRANT... to Joe Christopher

of the Town of Cicero County Cook and State of Illinois

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the Town of Cicero County Cook and State of Illinois, to-wit:

47  
P8  
3-  
m9  
YHC

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Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor's Irene Kuban

justly indebted upon ..... one retail installment contract bearing even date herewith, providing for 120  
installments of principal and interest in the amount of \$ 209.14 each until paid in full, payable to

Assigned To:

Old Republic

Insured Financial Acceptance Corp.

5050 N. Cumberland Ave. Suite 14-0

Norridge, IL 60706

THE GRANTOR...covenant...and agree...as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefore; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustees herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustees until the indebtedness is fully paid; (6) to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the grantor... agree... to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest shall, at the option of legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof - including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the grantor...; and the like expenses and disbursements, occasioned by any suit or proceedings wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor... All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... for said grantor... and for the heirs, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor..., or to any party claiming under said grantor..., appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

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IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

Joe Christopher of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand... and seal... of the grantor... this 27<sup>th</sup> day of September A.D. 2002

Irene Kuban (SEAL)

Irene Kuban (SEAL)

(SEAL)

(SEAL)

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State of Illinois  
County of Cook } 55.

I, Claudia Higgins  
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that Irene Kuban

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...signed, sealed and delivered the said instrument as a 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 Notarial Seal, this 27<sup>th</sup>  
day of September . . . . . A. D. 2002

*Claudia Higgins*

Notary Public.



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Box No. ....

**Trust Deed**

TO  
.....  
Trustee

THIS INSTRUMENT WAS PREPARED BY:

MAIL TO:

31 191523

PREPARED FOR: OLD REPUBLIC IFAC

NAME: KUBAN, IRENE

ADDRESS: 1319 SOUTH 58TH COURT  
CICERO, IL 60804P.O. Box 390190  
Omaha, Nebraska 68139-0190  
Phone: (402) 339-9779  
Fax: (402) 339-9577

DATE: 12-6-2002

PROPERTY REPORT

PAGE: 1

\*PLEASE NOTE VESTED TITLE HOLDER

CLIENT ORDER #: FELDCO

FILE #: 200212050358

LOCATIONSITE ADDRESS: 1319 SOUTH 58TH COURT  
CICERO, IL 60804COUNTY: COOK  
PARCEL #: 16-20-211-008-0000CURRENT CONVEYANCE(S)BUYER/GRANTEE: IRENE KUBAN, DIVORCED AND NOT SINCE REMARRIED AND EUGENE ZIEMBA, A ✓  
BACHELOR, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

SELLER/GRANTOR: ANNA ZIEMBA, DIVORCED AND NOT SINCE REMARRIED

CONVEYS: QUIT CLAIM DEED

<u>DATE OF DOCUMENT:</u>	<u>DATE RECORDED:</u>	<u>DOCUMENT NUMBER:</u>	<u>CONSIDERATION:</u>
8-31-1976	11-15-1976	29-06-122	\$10.00

CURRENT MORTGAGE(S)

NONE FOUND

OPEN JUDGMENTS

NONE FOUND

JUDGMENT RECORD REFLECTS A SEARCH WHICH WAS LIMITED TO PARTY/PARTIES AS TITLED.

TAX INFORMATION

TAXES (YEAR): 2001  
 TAX TYPE: COUNTY  
 BASE AMOUNT: \$ 3,770.35  
 DELINQUENT: \$ 0.00  
 TAX ID#: 16-20-211-008-0000  
 STATUS: PAID  
 NOTES:

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PREPARED FOR: OLD REPUBLIC IFAC

NAME: KUBAN, IRENE

ADDRESS: 1319 SOUTH 58TH COURT  
CICERO, IL 60804

AMERICAN TITLE, INC.

Serving Customers Nationwide...

P.O. Box 390190  
Omaha, Nebraska 68139-0190  
Phone: (402) 339-9779  
Fax: (402) 339-9577

DATE: 12-6-2002

PROPERTY REPORT

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ASSESSMENT INFORMATION

LAND: \$4,966.00 IMPROVEMENTS: \$15,721.00

TOTAL: \$20,687.00

LEGAL

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO-WIT:

NORTH 11 FEET OF LOT SEVEN (7), LOT EIGHT (8),  
IN THE SUBDIVISION OF LOT 8, IN BLOCK 8, IN MANDELL AND HYMAN'S SUBDIVISION OF  
THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) AND THE WEST HALF (1/2) OF  
THE NORTHEAST QUARTER (1/4) OF SECTION 20, TOWN 39 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN.SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR  
MINERAL RIGHTS OF RECORD, IF ANY.

REPORT INSURED THROUGH: 12-4-2002

THIS PROPERTY IS OWNED BY OR VESTED IN: IRENE KUBAN, DIVORCED AND NOT SINCE REMARRIED AND  
EUGENE ZIEMBA, A BACHELOR, NOT IN TENANCY IN COMMON  
BUT IN JOINT TENANCYFEDERAL COURTHOUSE RECORDS INCLUSIVE OF BANKRUPTCIES WILL BE SUPPLEMENTED UPON  
REQUEST.

\*\*\* END OF REPORT \*\*\*

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## TARGET PROPERTY DETAIL REPORT - COOK COUNTY

This Report is intended for use by the Realinfo subscription members only, and is not for resale. Please contact Realinfo at (708) 528-5380 for more information or to become a subscriber.

**Tax Id:** ✓ 16-20-211-008-0000  
**Owner Name:**  
**Census Place:** 14351  
**Property Address:** 1319 S 58TH CT  
**Tract/Block:** 8134-5  
**Unit Number #:**  
**Phone #:** 708-780-8244  
**City, State Zip :** CICERO IL 60804

*DO NOT USE*  
*Does not show chain of title*  
*Alan*

### FINANCIAL SUMMARY

**Last Sale Date:** Last Sale Amount: N/A  
**Last Deed Amount:** N/A  
**Document#:** Document Type:  
**Primary Mortgage Lender:**  
**Total Mortgages:** N/A  
**Primary Mortgage Date:** Primary Mortgage Amount: \$0  
**Primary Mortgage Type:** N/A Primary Loan Type: N/A  
**Primary Loan Due(MM/YYYY):** N/A  
**Secondary Mortgage Date:** N/A Secondary Mortgage Amount: \$0  
**Current Judgements ?** NO **Current Liens ?** NO

### TAX SUMMARY

**Tax Payer Name:** IRENE KUBAN  
**Tax Payer Address:** 1319 S 58TH CT  
CICERO, IL 60804

#### Total Taxes

1999 Actual: \$3,670.78  
2000 Actual: \$4,043.88  
2001 Estimated: \$3,770.35

#### Assessed Values

Land Value: \$2,838.00  
Improvement Value: \$11,272.00  
Total Assessed Value: \$14,110.00

#### 2001 Installments

1st Installment Paid: \$2,021.94  
2nd Installment Paid: \$1,748.41

**Tax Status:** REGULAR PARCEL

**Open Tax Years ?** NO

**Property Class:** 02 - RESIDENTIAL LAND (ASSESSED RATE = 16%)

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### CHARACTERISTICS SUMMARY

**Property Class:** 02 - RESIDENTIAL LAND (ASSESSED RATE = 16%)  
**Description:** 11 - 2-6 APARTMENTS, OVER 56 YEARS  
**Year Built:** 1925  
**Square Footage:** 3196  
**Exterior Walls:** Masonary

Short Legal: N/A

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## OPEN TRANSACTIONS

Unreleased Transactions Associated with PIN: 16-20-211-008-0000

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**CENSUS STATISTICS**<< please click here to view the census statistics for this property.

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