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Doc#: 0402142110
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/21/2004 08:57 AM Pg: 1 of 2

TRUSTEE'S DEED

This Indenture, made
NOVEMBER 12, 2003, between
ColeTaylorBank,
Successor Trustee to
Corus Bank, f/k/a River Forest State Bank

an Illinois Banking Corporation,
Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of
a trust agreement known as Trust No. 4115, dated OCTOBER 4, 1995, party of the first part, and
GUILLERMO IBARRA AND LUCIO IBARRA parties of the second part.
Address of Grantee(s): 4813-17 ROOSEVELT RD., CICERO, IL. 60804
Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and
other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said
parties of the second part, as joint tenants with the right of survivorship and not as tenants in common
the following described real estate, situated in Cook County, Illinois, to wit:

CHICAGO LAND AGENCY 515032222-23186888 AA

**LOTS 7, 8, 9 AND 10 IN BLOCK 1 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A
SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO MAP RECORDED MAY 29, 1891 AS DOCUMENT
1478510, IN BOOK 49 OF PLATS, PAGES 13 TO 16 IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO: a) GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS;
b) SPECIAL ASSESSMENTS CONFIRMED AFTER THE CONTRACT DATE; c) BUILDING
LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF
RECORD; d) ZONING LAWS AND ORDINANCES; e) EASEMENTS FOR PUBLIC
UTILITIES; f) DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR
OTHER CONDUIT.**

TOWN Real Estate Transfer Tax
CICERO 12/11/03 \$1000 ct
TOWN Real Estate Transfer Tax
CICERO 12/11/03 \$500 ct
TOWN Real Estate Transfer Tax
CICERO 12/11/03 \$100 ct

Commonly Known As: 4813-17 ROOSEVELT ROAD, CICERO, IL. 60804

P.I.N.: 16-21-207-001-0000; 16-21-207-002-0000; 16-21-207-003-0000

Together with the tenements and appurtenances thereunto belonging.
To Have and to Hold the same unto said parties of the second part, and to proper use, benefit and
behoof forever of said parties of the second part.
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the
exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in
Trust and the provisions of said Trust Agreement above mentioned, and of every other power and
authority thereunto enabling.

BOX 333-CTI

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requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

0054726278 - 9701

Initials: A.T.