

UNOFFICIAL COPY

PREPARED BY:

Rick J. Palandri
1st Mortgage of Illinois, Inc.
127 East Lake Street SUITE 200
Bloomington, IL 60108

AND WHEN RECORDED MAIL TO

NAME 1st Mortgage of Illinois, Inc.

ADDRESS 127 East Lake Street SUITE 200

CITY & Bloomington, IL 60108

STATE

Loan # 566943



Doc#: 0420317141
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/21/2004 01:17 PM Pg: 1 of 3

3 J.R.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Real Estate Mortgage

Taylor, Bean & Whitaker Mortgage Corp.

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

1417 N. Magnolia Avenue

Ocala, FL 34475

all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage

dated June 15th, 2004

executed by Henry W. Hendricksen Jr., A Single Man

to 1st Mortgage of Illinois, Inc.
a corporation organized under the laws of
business is

THE STATE OF ILLINOIS

and whose principal place of

127 East Lake Street SUITE 200, Bloomington, IL 60108

and recorded in Liber

Page(s)

State of

IL

Cook

County Records.
described hereinafter as follows:

Doc#: 0420317140
Eugene "Gene" Moore Fee: \$64.00
Cook County Recorder of Deeds
Date: 07/21/2004 01:16 PM Pg: 1 of 21

UNIT D604, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26146887, IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTAL

P.I.N.: 15-13-300-261-092

ITEM # 15-13-300-261-092

WARD #

ALSO KNOWN AS: 1029 S. Des Plaines Ave. #604, Forest Park, IL 60130

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

MIN:

MERS Phone:

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1st Mortgage of Illinois, Inc.

STATE OF ^{IL}
Cook
COUNTY OF

June 15, 2004
On

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rick J. Palandri known to me to be the President

and _____, known to me to be _____ of the corporation herein which executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to its by-laws or a resolution of its Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said corporation.

Notary Public

County, *Cook*
My Commission Expires *7/26/05*

Laura Hensley

By: Rick J. Palandri
Its: President

By:
Its:

Witness:

Witness:



(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

Property of Cook County Clerk's Office

UNOFFICIAL COPY



June 9, 2004

Terrace Condominium Association
 1029 Des Plaines Ave., #604
 Seller(s): Georgeta Scurtu
 Buyer(s): Henry W. Hendricksen, Jr.
 Forest Park, Illinois 60130
 Closing Date: June 15, 2004

To Whom It May Concern:

This letter will confirm that the assessments and other financial obligations are paid in full through June 30, 2004. The monthly assessment due Terrace Condominiums on the (first) of each month is \$110.80. There will be a late fee of \$25.00 on all payments made after the 15th of the month. The assessment pays for management services, and maintenance of the common areas which include the exterior of each building, interior lobby, hallways, and elevators. The assessment payment also pays for any capital expenditure, such as roof repairs.

Currently, there are no special assessments due for this condo.

Please be sure the Seller gives the Buyer the coupon booklet to make the monthly assessment payments. In addition the seller will need to provide the following: Storage Room Key, Mailbox Key, Laundry Room Key, and Unit keys, and the Terrace Condominium Resident Information Guide. The replacement cost for keys range from \$10.00 to \$25.00.

If the Seller does not give the Buyer the coupon book and Resident information Guide, it is the Buyer's responsibility to contact the Terrace Condominium Office at (708) 366-7747 to obtain a coupon booklet and guide book at a fee of \$50.00. It is the Buyer's responsibility to pay the next monthly assessment prior to receiving a coupon book.

Insurance coverage is provided by State Farm Insurance. The agent is Mr. Latham, (630)260-1900.

The Association waives the right of first refusal.

This letter is valid through June 30, 2004.

Sincerely,
 Terrace Condominium Board of Directors

Terrace Condominium Association
 1037 Des Plaines Ave.
 Forest Park, IL 60130
 Office (708) 366-7747 – Fax (708) 366-1450