

GEORGE E. COLE*
LEGAL FORMS

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

26 453 412
COOK COUNTY, ILLINOIS
FILED FOR RECORD

Edw. K. Olson
RECORDER OF DEEDS

1982 DEC 30 PM 12: 27

26453412

(The Above Space For Recorder's Use Only)

PWT# 173895 RZ

THE GRANTOR Carol Lee Gavigan, A Widow

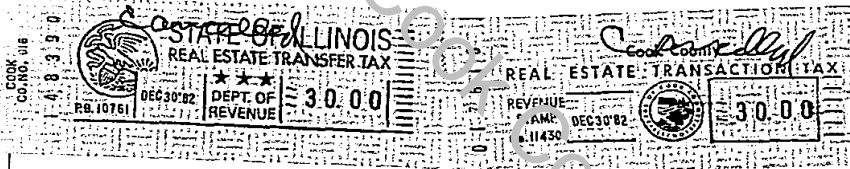
of the City of Chgo. Hts. County of Cook State of Illinois
for and in consideration of Ten and 00/100 (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY and WARRANTS to Catherine A. Venn and Elizabeth E.

Hts. (NAMES AND ADDRESS OF GRANTEES)
Stump 432 Mayfair, Chicago/ Illinois

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 79 in Olympia Terrace Unit Number 5 a Subdivision of part of the South 1/2 of the Southwest 1/4 of Section 8 and that part lying West of the center line of Riegel Road of the Southeast 1/4 of the Southwest 1/4 of said Section 8, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

10.00



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. Subject to general taxes for 1982 and subsequent years. Also, subject to conditions, easements and restrictions of record.

DATED this 24th day of December 1982

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Carol Lee Gavigan (Seal) _____ (Seal)
Carol Lee Gavigan _____ (Seal) _____ (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol Lee Gavigan, a widow

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 24th day of December 1982
My commission expires June 4, 1985
Commission expires 19 _____ *Patricia J. Pingras* NOTARY PUBLIC

This instrument was prepared by Ralph Muentzer, 9619 South Kildare Avenue
Oak Lawn, (NAME AND ADDRESS) Illinois, 60453

MAIL TO: CATHY A. VENN (Name)
148 W. NORMANDY DR. (Address)
CHICAGO HTS. IL. 60411 (City, State and Zip)

ADDRESS OF PROPERTY:
148 West Normandy Drive
Chicago Heights, IL, 60411

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. 15

(Name) _____
(Address) _____

APFIX "RIDERS" OR REVENUE STAMPS HERE

26 453 412

DOCUMENT NUMBER

26 453 413

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

PLAT # 173885 RZ

THIS INDENTURE, Made this 24th day of December, 1982 between CATHERINE A. VENN MURRIEN TO GERALD VENN and ELIZABETH E. STUMP, WIDOW, Mortgagee, and Banco Mortgage Company, a corporation organized and existing under the laws of THE STATE OF IOWA, Mortgages.

WITNESSETH: That whereas the Mortgagee is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars (\$*****54,900.00

payable with interest at the rate of Twelve per centum (12.000 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in Waterloo Iowa 50704, or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of FIVE HUNDRED SIXTY FOUR 71/100 Dollars (\$*****564.71) on the first day of February 1983, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2013

NOW, THEREFORE, the said Mortgagee, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of Cook and the State of Illinois, to wit:

LOT 79 IN OLYMPIA TERRACE UNIT NUMBER 5 A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8 AND THAT PART LYING WEST OF THE CENTER LINE OF RIEGEL ROAD OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAL TO:

THIS MORTGAGE INSTRUMENT PREPARED BY: DAISY V. LEWIS BANCO MORTGAGE COMPANY 401 FIRST NATIONAL PLAZA CHICAGO HEIGHTS, ILLINOIS 60411-3573

(Box 15)

12 00

THIS IS A PURCHASE MONEY MORTGAGE

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagee in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagee does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagee on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagee to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagee.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagee shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

26 453 413