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GEORGE F. COLE*
LEGAL FORMS

No. 808
September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

26903041

(The Above Space For Recorder's Use Only)

THE GRANTOR Erhard W. Rollnik, a Bachelor,
 of the Village of Elmwood Park County of Cook State of Illinois
 for and in consideration of Ten and No/100 (\$10.00) VS DOLLARS,
 and other valuable considerations a Bachelor in hand paid,
 CONVEY WARRANT s to Douglas D. Evanoff, Unit 20E, 720 Gordon Terrace,
Chicago, IL (NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: LEGAL DESCRIPTION IS SET FORTH ON THE ATTACHED RIDER.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of December 19 83

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

(Seal) Erhard W. Rollnik (Seal)
Erhard W. Rollnik

(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 Erhard W. Rollnik, a Bachelor

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 _____ signed, sealed and delivered the said instrument to _____ 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 20th day of December 19 83

Commission expires October 21 19 87 Kenneth S. Freedman NOTARY PUBLIC

This instrument was prepared by Kenneth S. Freedman, 29 S. LaSalle, Chicago, IL 60603
(NAME AND ADDRESS)

ADDRESS OF PROPERTY
Unit 20E, 720 Gordon Terrace

Chicago, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

DOUGLAS D. EVANOFF
UNIT 20E, 720 Gordon Terrace
Chicago, IL (Address)

MAIL TO:

(Name)

(Address)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

C-3186

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Stamp on signed

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1311559



DOCUMENT NUMBER

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DEC-20-83 8 13 132 26903041 A - REC 11.00

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1311559 IN DUPLICATE

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3347184

DEC 20 2 47 PM '83

Sidney R. Cole
REGISTRAR OF TITLES

DELIVER TO
WARRANTY

First American Title Insurance
Company of Mid America
100 North LaSalle Street Suite 2107
Chicago, Illinois 60602

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

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PARCEL (A)

UNIT NO. 20-E (THE "UNIT") AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (COLLECTIVELY THE "PARCEL"):

PARCEL 1: LOTS 5 AND 6 IN BLOCK 3 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: SUB LOTS 26 AND 27 IN WALLER'S SUBDIVISION OF LOT 7 IN BLOCK 3 AND LOT 7 IN BLOCK 4 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

PARCEL 3: LOTS 5, 6, 7, AND 8 AND THAT PART OF LOT 25 LYING BETWEEN THE EAST LINE OF LOT 4 EXTENDED NORTH AND THE EAST LINE OF LOT 8 EXTENDED NORTH BEING THAT PORTION OF LOT 25 LYING NORTH OF AND ADJOINING LOTS 5, 6, 7, AND 8, ALL IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND THE VACATED STREET LYING BETWEEN SAID LOTS IN THE SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP-RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT NO. 24491225 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF SAID COUNTY AS DOCUMENT NO. 3024350, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL (B)

AN UNDIVIDED .378% INTEREST IN THE PREMISES HEREIN AFTER DESCRIBED EXCEPTING THEREFROM THE PROPERTY COMPROMISING THOSE UNITS AND PARTS OF UNITS FALLING WITHIN SAID PREMISES AS SAID UNITS ARE DELINEATED ON SURVEY ATTACHED TO AND MADE PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 14th DAY OF JUNE, 1978, AS DOCUMENT NUMBER 3024350.

SAID PREMISES BEING, DESCRIBED AS FOLLOWS LOT FIVE (5) IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

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This Warranty Deed is subject to:

- a. General real estate taxes for 1983 and subsequent years;
- b. Special assessments confirmed after December 1, 1981;
- c. Building, building line and use of 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 and other conduit;
- g. Party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, and conditions of the declaration of condominium and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act; installments of assessments due after December 1, 1981 and easements established pursuant to the declaration of condominium.

END OF RECORDED DOCUMENT

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AVONDALE PRIME LOAN™

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 20th day of December, 19 83, and is incorporated into and shall be deemed to amend and supplement a Mortgage (herein "security instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to Avondale Federal Savings Bank (herein "Lender") and covering the Property described in the security instrument and located at 720 Gordon Terrace #20E, Chicago, Illinois 60613

(Property Address)

The Property comprises a unit in, together with an undivided interest in the common elements of, a condominium project known as 720 Gordon Terrace Condominium Association

(Name of Condominium Project)

(Herein "Condominium Project").

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the security instrument, Borrower and Lender further covenant and agree as follows:

A. Assessments. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association or other governing body of the Condominium Project (herein "Owners Association") pursuant to the provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Project.

B. Hazard Insurance. So long as the Owners Association maintains a "master" or "blanket" policy on the Condominium Project which provides insurance coverage against fire, hazard, included within the term "extended coverage," and such other hazards as Lender may require, and in such amounts and for such periods as Lender may require, then:

(i) Borrower's obligation under Covenant 4 to maintain hazard insurance coverage on the Property is deemed satisfied; and

(ii) the provisions in Covenant 4 regarding application of hazard insurance proceeds shall be superseded by any provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Project or of applicable law to the extent necessary to avoid a conflict between such provisions and the provisions of Covenant 4. For any period of time during which such hazard insurance coverage is not deemed to have no force or effect, Borrower shall give Lender prompt notice of any lapse in such hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any such proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any, paid to Borrower.

C. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any material amendment to the declaration, by-laws or code or regulations of the Owners Association, or equivalent constituent document of the Condominium Project, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the Condominium Project; or

(iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Condominium Project.

D. Remedies. IF BORROWER BREACHES BORROWER'S COVENANTS AND AGREEMENTS HERE UNDER, INCLUDING THE COVENANT TO PAY WHEN DUE CONDOMINIUM ASSESSMENTS, THEN LENDER MAY INVOKE ANY REMEDIES PROVIDED UNDER THE SECURITY INSTRUMENT, INCLUDING, BUT NOT LIMITED TO, THOSE PROVIDED UNDER COVENANT 16.

IN WITNESS WHEREOF, Borrower has executed this Condominium Rider.

Douglas D. Eganoff
Douglas D. Eganoff, a bachelor
Borrower

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Property of Cook County, Illinois

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" EXHIBIT A "