

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

(Individual to Individual)

90476

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, THOMAS R. HANLEY, a bachelor

85278146

of the City of Evanston County of Cook  
State of Illinois for and in consideration of  
Ten (\$10.00) DOLLARS,  
and other good and valuable consider- in hand paid,  
CONVEYS and WARRANT S to ation  
Leslie James Sklenar, a bachelor and  
Nina Wendt, a single person

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

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:

PARCEL 1: LOT 4 (EXCEPT THAT PART LYING NORTH OF A LINE EXTENDING FROM A  
POINT ON THE WEST LINE OF SAID LOT 4, 97.57 FEET SOUTH OF THE NORTH WEST  
CORNER THEREOF, TO A POINT ON THE EAST LINE OF SAID LOT, 99.60 FEET SOUTH  
OF THE NORTH EAST CORNER THEREOF, ALSO EXCEPTING THE SOUTH 20.67 FEET OF  
SAID LOT 4, MEASURED ON THE EAST LINE AND WEST LINE THEREOF) IN BLOCK 5  
IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON IN SECTION 24, TOWN-  
SHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS, ALSO.

PARCEL 2: THE SOUTH 20.67 FEET, MEASURED ON THE EAST LINE AND WEST LINE,  
(EXCEPT THE EAST 34.50 FEET THEREOF, MEASURED ON THE SOUTH LINE) OF LOT 4  
IN BLOCK 5 IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON IN  
SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO.

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PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY  
WALLS AND RESTRICTIVE COVENANTS MADE BY CHICAGO TITLE AND TRUST COMPANY,  
A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED 5-4-59  
AND KNOWN AS TRUST NUMBER 41094, DATED AND RECORDED 7-6-59 AS DOCUMENT  
17 588 514, AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST  
COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT  
DATED 5-4-59 AND KNOWN AS TRUST NUMBER 41094 TO HAROLD KENNETH SHAW AND  
RUTH E. SHAW, HIS WIFE, DATED 4-18-60 AND RECORDED 4-22-60 AS DOCUMENT  
NUMBER 17 835 369.

85278146

APPLY "RIDERS" OR REVENUE STAMPS HERE

85278146

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER,  
UNDER, ACROSS AND ALONG THE EAST 3 FEET (MEASURED AT RIGHT ANGLES TO  
THE EAST LINE) OF SAID LOT 4 (EXCEPT THE SOUTH 23.67 FEET THEREOF, MEASURED  
ON THE EAST LINE AND THE WEST LINE) (EXCEPT THAT PART THEREOF FALLING IN  
PARCEL 1 AFORESAID) IN BLOCK 5 IN PITNER AND SONS SECOND ADDITION TO  
SOUTH EVANSTON AFORESAID.

(B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER,  
UNDER, ACROSS AND ALONG THE WEST 3 FEET (MEASURED AT RIGHT ANGLES TO  
THE WEST LINE) OF SAID LOT 4 (EXCEPT THE SOUTH 23.67 FEET THEREOF,  
MEASURED ON THE EAST LINE, AND THE WEST LINE) (EXCEPT THAT PART THEREOF  
FALLING IN PARCEL 1 AFORESAID) IN BLOCK 5 IN PITNER AND SONS SECOND  
ADDITION TO SOUTH EVANSTON AFORESAID, IN COOK COUNTY, ILLINOIS.

(commonly known as 1614 D Main Street, Evanston, Cook County, Illinois)

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  
THOMAS R. HANLEY, a bachelor

IMPRESS  
SEAL  
HERE

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 acknowl-  
edged that he signed, sealed and delivered the said instrument as his  
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 8th day of November 1985

Commission expires 12/28/ 1986

KERRY D. ANDERSON  
NOTARY PUBLIC

This instrument was prepared by MALONE & ANDERSON, 1600 Orrington, #500, Evanston,  
IL 60201

MAIL TO: LESLIE JAMES SKLENAR AND  
NINA WENDT  
1614 D MAIN ST.  
EVANSTON, IL 60202

ADDRESS OF PROPERTY  
1614 D Main Street  
Evanston, IL 60202  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
LESLIE JAMES SKLENAR AND  
NINA WENDT  
1614 D MAIN STREET  
EVANSTON, ILLINOIS 60202

OR RECORDER'S OFFICE BOX NO. 153

# UNOFFICIAL COPY

Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

NOV-12-85 56385 • 85278146 • A — Rec 12.00

1985  
11 29 14 0  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP NOV 12 1985  
40.50

1985  
11 29 14 0  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 12 1985  
40.50

12 NOV 85 125 31

-85-278146

12.00

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Only  
the

Subject to: General taxes for 1985 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements, covenants and restrictions of record as to use and occupancy, party wall rights and agreements; if any; existing leases and tenancies in real estate with multiple units; the mortgage or trust deed, if any.

10-24-401-046  
M

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.

DATED this 8th day of November 19 85

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
\_\_\_\_\_  
THOMAS R. HANLEY, a bachelor (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

THOMAS R. HANLEY, 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 he signed, sealed and delivered the said instrument as his 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 8th day of November 1985  
Commission expires 12/28/ 1986

This instrument was prepared by WALTON & ANDERSON, 1600 O'CONNOR, #500, Evanston, ILL. 60201  
KERRY D. ANDERSON  
NOTARY PUBLIC  
NAME AND ADDRESS

ADDRESS OF PROPERTY: 1614 D Main Street  
Evanston, IL 60202  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

MAILED TO: LESLIE JAMES SKELVAR AND NIDA UENGT  
1614 D Main St  
RECORDERS OFFICE BOX NO 153  
OR

UNOFFICIAL COPY

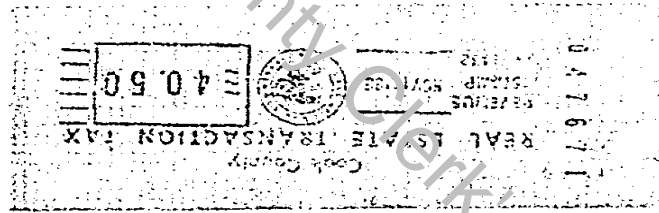
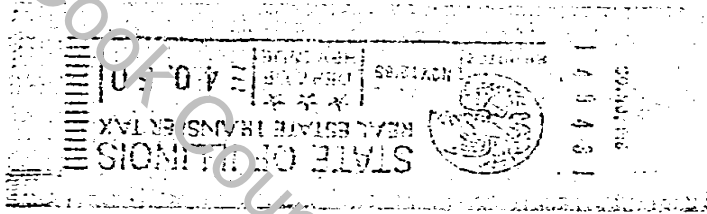
91187298

APRIL "RIDERS" OR REVENUE STAMPS HERE

-85-278146

Property of Cook County Clerk's Office

12 NOV 65 12: 31



NOV-12-65 56585 • 85278146 A — REC 12.00

Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

RETURN TO:  
ICA MORTGAGE CORPORATION  
500 PARK BLVD, SUITE 1275  
ITASCA, IL. 60143

85278147

[Space Above This Line For Recording Data]

MORTGAGE LOAN NO. 800-541591

THIS MORTGAGE ("Security Instrument") is given on NOVEMBER 08 1985. The mortgagor is LESLIE JAMES SKLENAR, A SINGLE PERSON AND NINA WENDY, A SINGLE PERSON (Borrower). This Security Instrument is given to ICA MORTGAGE CORPORATION which is organized and existing under the laws of THE STATE OF CALIFORNIA and whose address is 4350 EXECUTIVE DRIVE SUITE 339 SAN DIEGO, CALIFORNIA 92121 (Lender). Borrower owes Lender the principal sum of SIXTY FOUR THOUSAND EIGHT HUNDRED AND 00/100 Dollars (U.S. 64,800.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on DECEMBER 01, 2000. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in COOK County, Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PARCEL 1: LOT 4 (EXCEPT THAT PART LYING NORTH OF A LINE EXTENDING FROM A POINT ON THE WEST LINE OF SAID LOT 4, 97.57 FEET SOUTH OF THE NORTH WEST CORNER THEREOF, TO A POINT ON THE EAST LINE OF SAID LOT, 99.60 FEET SOUTH OF THE NORTH EAST CORNER THEREOF, ALSO EXCEPTING THE SOUTH 20.67 FEET OF SAID LOT 4, MEASURED ON THE EAST LINE AND WEST LINE THEREOF) IN BLOCK 5 IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO.

PARCEL 2: THE SOUTH 20.67 FEET, MEASURED ON THE EAST LINE AND WEST LINE, (EXCEPT THE EAST 34.50 FEET THEREOF, MEASURED ON THE SOUTH LINE) OF LOT 4 IN BLOCK 5 IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS,

PARTY WALLS AND RESTRICTIVE COVENANTS MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED 5-4-59 AND KNOWN AS TRUST NUMBER 41094, DATED AND RECORDED 7-6-59 AS DOCUMENT NUMBER 17 588 514, AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED 5-4-59 AND KNOWN AS TRUST NUMBER 41094 TO HAROLD KENNETH SHAW AND RUTH E. SHAW, HIS WIFE, DATED 4-18-60 AND RECORDED 4-22-60 AS DOCUMENT NUMBER 17 835 369.

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND ALONG THE EAST 3 FEET (MEASURED AT RIGHT ANGLES TO THE EAST LINE) OF SAID LOT 4 (EXCEPT THE SOUTH 23.67 FEET THEREOF, MEASURED ON THE EAST LINE AND THE WEST LINE) (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN BLOCK 5 IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON AFORESAID.

(B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND ALONG THE WEST 3 FEET (MEASURED AT RIGHT ANGLES TO THE WEST LINE) OF SAID LOT 4 (EXCEPT THE SOUTH 23.67 FEET THEREOF, MEASURED ON THE EAST LINE, AND THE WEST LINE) (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN BLOCK 5 IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-835-369

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S. H. C. O. L. Y. H.

# UNOFFICIAL COPY

17/00

85278147

Donna McGinn  
(Name)  
500 Park Blvd., Suite 1275  
Itasca, IL 60143  
(Address)

This instrument was prepared by:

*Therese Buckley*  
Notary Public

My Commission Expires: 10-24-85

Given under my hand and official seal, this 8th day of November, 1985.

and purposes therein set forth.

instrument as their free and voluntary act, for the uses

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they

personally known to me to be the same person(s) whose name(s) are

do hereby certify that Leslie James Sklenar, a single person, and Nina Mendt, a single person,

the undersigned, a Notary Public in and for said county and state.

STATE OF ILLINOIS, Cook County ss:

[Space Below This Line For Acknowledgment]

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

(Seal) Borrower

*Nina Mendt*  
NINA MENDT  
*Leslie James Sklenar*  
LESLIE JAMES SKLENAR

11/00

12 NOV 85 12: 51

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

- Other(s) [specify]
- Graduated Payment Rider
- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Planned Unit Development Rider

23. Riders to this Security Instrument, if one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property. Instrument without charge to Borrower. Borrower shall pay any recordation costs.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on

existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-

existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-

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