

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

3 4 2 1 3

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

L-4590864

THE GRANTORS Sonia M. Alvaraz, a spinster
and
Johnathan Raymond, a bachelor

86134213

of the City of Chicago County of Cook
State of Illinois for and in consideration of

Ten Only DOLLARS,
in hand paid.

CONVEY S and WARRANT S to
Robert B. Heller
of Unit 3508 1660 North LaSalle - Chicago, Illinois 60614

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

see legal attached and incorporated herein

SUBJECT TO: General taxes assessed for 1985 and terms, provisions, covenants,
and conditions of the Declaration of Condominium and all amendments, if any,
thereto; private, public, and utility easements, including any easements
established by or implied from the Declaration of Condominium or amendments
thereto, if any, and roads and highways, if any; limitations and conditions
imposed by the Condominium Property Act.

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

Permanent Real Estate Index Number(s): 14-33-423-045-1357

Address(es) of Real Estate: Unit 3110 1660 North LaSalle Chicago, Illinois 60614

DATED this 6th day of APRIL 1986

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
SONIA M. ALVARAZ (SEAL)
JOHNATHAN RAYMOND (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

Sonia M. Alvaraz, a spinster
and Johnathan Raymond, a bachelor
personally known to me to be the same person S whose nameS are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that they signed, sealed and delivered the said instrument as their
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 7th day of APRIL 1986

Commission expires 2-26 1989 Richard D. Joseph NOTARY PUBLIC

This instrument was prepared by Richard D. Joseph 53 W. Jackson Chicago, IL 60604
(NAME AND ADDRESS)

hand cut

STAMPS HERE

86134213

MAIL TO: MARY NEWMAN
1660 N. LaSalle
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:
Robert B. Heller
Unit 3508 1660 N. LaSalle
Chicago, Illinois 60614

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

#0052 # D * 87-134212
T#4499 TRAN 0156 04/08/86 15:18:00
DEPT-01 RECORDING \$12.25

12⁰⁰ MAIL

-86-134212

Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
APR-86
1344212

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
APR-86
29.50

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Unit No. 3110 as delineated upon Survey of:

Parcel 1:

Lot 2, the South 50 1/2 feet of Lot 3, the East 74 feet of Lot 3 (except the South 50 1/2 feet thereof) and the East 74 feet of Lots 4 and 5 (except that part of Lot 5 falling in Eugenie Street) all in Gale's North Addition to Chicago, a subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; also:

Parcel 2:

Lot 1 and 2 and that part of Lot 3 falling within the North 113.62 feet of Original Lot 1 in Wood and Other's Subdivision of said Original Lot 1 in Gale's North Addition to Chicago aforesaid; also:

Parcel 3:

Lots 1 to 9, both inclusive, (except that part lying between the West line of North LaSalle Street and a line drawn through the Southwest corner of Eugenie Street and North LaSalle Street and through a point on the South line of Lot 10, 14 feet West of the West line of North LaSalle Street), all in Block "B" in the County Clerk's Division of portions of unsubdivided land lying between the East line of Gale's North Addition to Chicago aforesaid and the West line of North Clark Street, all in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated March 31, 1978 and known as Trust No. 1660, recorded with the Recorder of Deeds, Cook County, Illinois, as document 24558738, together with an undivided .1515% interest in the property described in said Declaration of Condominium Ownership aforesaid (excepting the units as defined and set forth in said Declaration of Condominium and Survey).

86134213

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Property of Cook County Clerk's Office

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PREPARED BY: DONNA NICOLA
RETURN TO:
COMMONWEALTH EASTERN MORTGAGE CORPORATION
5005 NEWPORT DRIVE #400
ROLLING MEADOWS, ILL. 60008

86134214

(Space Above This Line For Recording Date)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on APRIL 7TH
19 86. The mortgagor is ROBERT B. HELLER A MARRIED MAN

COMMONWEALTH EASTERN MORTGAGE CORPORATION ("Borrower"). This Security Instrument is given to.....
under the laws of NEW JERSEY which is organized and existing
HOUSTON, TEXAS 77027 and whose address is 2200 WEST LOOP S.,

Borrower owes Lender the principal sum of FIFTY THREE THOUSAND ONE HUNDRED AND
00/100 Dollars (U.S. \$ 53,100.00). 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 MAY 01, 2016. 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 pur-
pose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in.....
COOK County, Illinois:

PARCEL 1: LOT 2, THE SOUTH 50-1/2 FEET OF LOT 3, THE EAST 74 FEET OF LOT 3 (EXCEPT THE SOUTH
50-1/2 FEET THEREOF) AND THE EAST 74 FEET OF LOTS 4 AND 5 (EXCEPT THAT PART OF LOT 5 FALLING
IN EUGENIE STREET) ALL IN GALE'S NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO:

PARCEL 2: LOT 1 AND 2 AND THAT PART OF LOT 3 FALLING WITHIN THE NORTH 113.62 FEET OF ORIGINAL
LOT 1 IN WOOD AND OTHER'S SUBDIVISION OF SAID ORIGINAL LOT 1 in GALE'S NORTH ADDITION TO CHI-
CAGO AFORESAID; ALSO:

PARCEL 3: LOTS 1 TO 9, BOTH INCLUSIVE, (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH
LASALLE STREET AND A LINE DRAWN THROUGH THE SOUTHWEST CORNER OF EUGENIE STREET AND NORTH LASALLE
STREET AND THROUGH A POINT ON THE SOUTH LINE OF LOT 10, 1. FEET WEST OF THE WEST LINE OF NORTH
LASALLE STREET), ALL IN BLOCK "B" IN THE COUNTY CLERK'S DIVISION OF PORTIONS OF UNSUBDIVIDED
LAND LYING BETWEEN THE EAST LINE OF GALE'S NORTH ADDITION TO CHICAGO AFORESAID AND THE WEST LINE
OF NORTH CLARK STREET, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRIN-
CIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMAL-
GAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 31, 1978 AND
KNOWN AS TRUST NO. 1660, RECORDED WITH THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT
24558738, TOGETHER WITH AN UNDIVIDED .1515% INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLAR-
ATION OF CONDOMINIUM OWNERSHIP AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN SAID
DECLARATION OF CONDOMINIUM AND SURVEY).

TAX I.D.# 14-33-423-048-1357 *RP*
which has the address of 1660 N. LASALLE #3110 CHICAGO
(Street) (City)
Illinois 60614 ("Property Address");
(Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the
property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred
to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants
and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited
variations by jurisdiction to constitute a uniform security instrument covering real property.

Handwritten: 2-45910864
Contractary
David Della

Vertical handwritten: 86134214

UNOFFICIAL COPY

WITNESS:

RECEIPT OF A TRUE COPY OF THIS INSTRUMENT, PROVIDED WITHOUT CHARGE, IS HEREBY ACKNOWLEDGED.

NOTARY PUBLIC

[Handwritten Signature]

ON THIS 12 DAY OF April, 1987, BEFORE ME, THE SUBSCRIBER, PERSONALLY APPEARED ROBERT B. HELLER WHO, I AM SATISFIED, IS THE PERSON(S) NAMED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND THEREUPON HE ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAME AS HIS ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

STATE OF ILLINOIS, COOK COUNTY SS:

(Space Below This Line For Acknowledgment)

..... (Seal) - Borrower

..... (Seal) - Borrower

..... (Seal) - Borrower

..... (Seal) - Borrower

ROBERT B. HELLER
[Handwritten Signature]

By Signing Below, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders(s) executed by Borrower and recorded with it.

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

(Check applicable box(es))

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.

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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 receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the 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 nonexistence 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 without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

86134214