

UNOFFICIAL COPY

SHERIFF'S DEED

86332959

Sheriff's Sale No. 45586

THE GRANTOR, Richard J. Elrod, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a decree and/or judgment entered by the Circuit Court of Cook County, Illinois, on October 8, 1985, in Case No. 85 CH 7419, entitled GILLDORN MORTGAGE MIDWEST vs. CHARLIE W. DIGGS, et al and pursuant to which the land hereinafter described was sold at public sale by said grantor on November 19, 1985, from which sale no redemption has been made as provided by statute, hereby conveys to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the holder of the Certificate of Sale and assignee of Plaintiff, the following described real estate situated in the County of Cook, in the State of Illinois, to have and hold forever.

LOT 33 IN BLOCK 3 IN E.O. LANPHERE'S ADDITION TO ENGLEWOOD, A SUBDIVISION OF BLOCKS 1 TO 15 AND THE NORTH HALF OF BLOCK 16 IN SEA'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 7037 SOUTH PAULINA, CHICAGO, ILL.

TAX NO. 20-19-430-016

Commonly known as:

7037 SOUTH PAULINA
CHICAGO, ILLINOIS 60636

DATED this 20 day of May, 1986.

RICHARD J. ELROD

(SEAL)

Richard J. Elrod, Sheriff of

Cook County, Illinois

BY:

Michael [Signature]
Deputy Sheriff of Cook
County, Illinois

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Deputy Sheriff, personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as a free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of May, 1986.

86332959

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02/28/2017

Property of Cook County Clerk's Office

02/28/2017

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IMPRESS
SEAL
HERE

000027-4
Walter Korman

NOTARY PUBLIC

Commission expires 4/29 1987

RETURN TO: BOX 178

ADDRESS OF PROPERTY:

PREPARED BY:
PIERCE S ASSOCIATES
Attorneys for Plaintiff
Seventh Floor
30 South Michigan Avenue
Chicago, Illinois 60603
PA853322

7037 SOUTH PAULINA
CHICAGO, ILLINOIS 60636

ADDRESS OF GRANTEE & MAIL TAX BILL TO:

Washington, D.C.

Tax exempt pursuant to Paragraph b, Section 4,
of the Real Estate Transfer Tax Act.

8/4/86 *Dennis B. Pearce*
DATE AGENT

86332959

Tax exempt pursuant to the Real Estate
Transfer Tax Act for the City/Village of

DEPT-61 RECORDING \$11.00
T#2323 TRAN 0574 08/04/86 13:49:00
#1009 # A *-86-832959
COOK COUNTY RECORDER

as the subject conveyance is to and/or
from a governmental Agency.

8/4/86 *Dennis B. Pearce*
DATE AGENT

-86-832959



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Property of Cook County Clerk's Office

12/15/2014

**2-4 FAMILY RIDER
(Assignment of Rents)**

UNOFFICIAL COPY

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (1 312) 977-5000

LOAN NO. 000747568

THIS 2-4 FAMILY RIDER is made this 16TH day of JULY, 19 86 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Citicorp Savings of Illinois, A Federal Savings and Loan Association (the "Lender") of the same date and covering the property described in the Security Instrument and located at: **3212 SOUTH ABERDEEN STREET
CHICAGO, IL 60608**

(Property Address)

2-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Use of Property; Compliance With Law. Borrower shall not seek, agree to make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. Subordinate Liens. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. Rent Loss Insurance. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

D. "Borrowers Right To Reinstate" Deleted. Uniform Covenant 18 is deleted.

E. Assignment of Leases. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. Cross-Default Provision. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained herein in this 2-4 Family Rider.

HON SHAM POON (Seal)
-Borrower

WAN LING LEE (Seal)
-Borrower
AKA Wan Ling Lee Poon

____ (Seal)
-Borrower

____ (Seal)
-Borrower

86332327