

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

86394060

(The Above Space For Recorder's Use Only)

THE GRANTOR MARTIN A. FERNHOLZ, a married man,
 of the Village of Wilmette County of Cook State of Illinois
 for and in consideration of Ten and no/100 DOLLARS,
 and other good and valuable consideration in hand paid,
 CONVEY S and WARRANT S to Douglas O. Kloppenburg,
1430 North Dearborn Street
 of the City of Chicago County of Cook State of Illinois
 the following described Real Estate situated in the County of Cook in the
 State of Illinois, to wit:

SEE ATTACHED

STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 \$ 25.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEP-3'86 \$ 25.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE SEP-3-86 \$ 250.00

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

14-28-309-031-1059

DATED this 29th day of August 1986

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

Martin A. Fernholz (Seal) _____ (Seal)

_____ (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 Martin A. Fernholz, a married man,

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.

P.I.N. 14-28-309-031-1059

Given under my hand and official seal, this 29th day of August 1986

Commission expires _____

Robert A. Schuman
 Notary Public State of Illinois
 Cook County, Illinois
 My Commission Expires Dec. 21, 1989

NOTARY PUBLIC

This instrument prepared by: Robert A. Schuman, 33 North Dearborn, Suite 2020, Chicago, Illinois 60602

This is not Homestead Property.

MAIL TO: David C. Julian (Name)
2800 North Lake Shore Drive, #3807 (Address)
Chicago, Illinois 60657 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 158

ADDRESS OF PROPERTY:
2740 North Pine Grove, #2D
Chicago, Illinois 60614
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:
Douglas O. Kloppenburg
2740 N. Pine Grove, #2D
Chicago, Illinois 60614

AFFIX RIDERS' OR

86394060

DOCUMENT NUMBER

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

8 6 3 9 4 0 6 0

FHA CONDOMINIUM RIDER TO MORTGAGE

LMC LOAN NUMBER: 025820581
FHA LOAN NUMBER: 131-4598001-234C
MORTGAGOR: DOUGLAS O. KLOPFENBURG, A SINGLE MAN, NEVER MARRIED
PROPERTY: 2740 FINE GROVE #2-D
CHICAGO, ILLINOIS 60614
UNIT NUMBER: 2-D

"The mortgagor further covenants that he will pay his share of the common expenses or assessments and charges by the Association of Owners as provided in the instruments establishing the condominium."

"The Regulatory Agreement executed by the Association of Owners and attached to the Plan of Apartment Ownership (Master Deed of Enabling Declaration) recorded on 3/10/80 in the Land Records of the County of COOK, State of ILLINOIS, is incorporated in and made part of this mortgage (deed of trust). Upon default under the Regulatory Agreement by the Association of Owners or by the mortgagor (grantor) and upon request by the Federal Housing Commissioner, the Mortgagee, at its option may declare this mortgage (deed of trust) in default and may declare the whole of the indebtedness secured hereby to be due and payable."

"As used herein, the term 'assessments' except where it refers to assessments and charges by the Association of Owners, shall mean 'special assessments' by state or local governmental agencies, districts or other public taxing or assessing bodies."

"If this mortgage and note be insured under Section 234(c) of the National Housing Act, such Section and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provision of this or other instruments executed in connection with this mortgage and note which are inconsistent with said Section of the National Housing Act or Regulations are hereby amended to conform thereto."

Douglas O. Klopfer
MORTGAGOR/DOUGLAS O. KLOPFENBURG

DEPT-01 RECORDING \$12.00
TH444 TRAN 0044 09/04/86 15:41:00
#983 # D * 136-324060
MORTGAGOR: COOK COUNTY RECORDER

MORTGAGOR

MORTGAGOR

DATE: 8/29/86

DATE: _____

12.00

86394060

86 394060

UNOFFICIAL COPY

8 6 3 9 4 0 6 0

86394060

Property of

86398

SUBJECT TO: covenants, conditions, and restrictions of record; 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; party-wall rights and easements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any uncommitted special tax or assessment; installations not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 1985 and subsequent years; installations due after the date of closing assessments established pursuant to the Declaration of Condominium.

LOT 11 IN LEHMAN DIVERSEY BOULEVARD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1971 AND KNOWN AS TRUST NUMBER 4216 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25 386 511, TOGETHER WITH AN UNDIVIDED PERCENT OF INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION).

ALSO

UNIT NUMBER 2-D IN PARK VIEW TOWERS CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): LOTS 56 AND 57 IN SUBDIVISION BY ANDREW STAFFORDS AND COLEHOOR OF BLOCKS 1 AND 2 OF OUT-LOT "A" IN WRIGHTWOOD SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.