

UNOFFICIAL COPY

TR. DEED
INDIVIDUAL

87534873

(The Above Space For Recorder's Use Only)

GRANTOR, LYONS FEDERAL TRUST AND SAVINGS BANK, a Federally Chartered Financial Institution, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said institution in pursuance of a certain Trust Agreement, dated the 23rd day of July, 1983, and known as Trust No. 178, for and in consideration of the sum of TEN AND 00/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto GREGORY J. ELLIS & VICTORIA ANNE BROWN AS JOINT TENANTS, NOT AS TENANTS IN COMMON in the CITY of CHICAGO, County of COOK, State of ILLINOIS, the following described real estate, situated in COOK County, Illinois, together with the tenements and appurtenances thereto belonging, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N. 14-32-203-023 and P.I.N. 14-32-203-024-1081

SUBJECT TO: (1) General real estate taxes not then due; (2) covenants, conditions and restrictions of record; (3) applicable building and zoning laws and ordinances; (4) private, public and utility easements; (5) the Declaration of Condominium recorded as Document No. 25870117 and any amendments thereto; (6) acts done or suffered by or judgments against buyer or anyone claiming by, through or under buyer; (7) cross-easements to be created for ingress, egress, structural support and other reasonably required purposes; (8) special taxes or assessments for improvements not yet completed; (9) the Act; (10) leases and licenses affecting the common elements, if any.

THERE IS NOT NOW NOR HAS THERE EVER BEEN A TENANT IN THIS UNIT. THE RIGHT OF FIRST REFUSAL PURSUANT TO SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT IS INAPPLICABLE.

TO HAVE AND TO HOLD the aforesigned property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to this presents by its (Executive) (Assistant) (Vice President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice President) (Trust Officer) this 15th day of September, 1987.

LYONS FEDERAL TRUST AND SAVINGS BANK
as Trustee, as aforesaid, and not personally,

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

By Micheal S. Kurtzon
(Executive) (Assistant) (Vice President) (Trust Officer)

ATTEST: By: Guerrard, Kalina, Musial, Ulrich & Varcher
(Executive) (Assistant) (Vice President) (Trust Officer)

STATE OF ILLINOIS
COUNTY OF COOK

BS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) of LYONS FEDERAL TRUST AND SAVINGS BANK, a Federally Chartered Financial Institution, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Federally Chartered Financial Institution for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Federally Chartered Financial Institution, caused the corporate seal of said Federally Chartered Financial Institution to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Federally Chartered Financial Institution for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of September, 1987.

Ellen Popoca
Notary Public

My Commission Expires:

9/17/90

" OFFICIAL SEAL "
ELLEN POPOCA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/17/90

MAIL TO:

MICHEAL S. KURTZON
(Name)
208 S. LASALLE SUITE 1200
(Address)
CHICAGO, ILLINOIS 60604
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 144373

6 / 9 7 2 5

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



STATE OF ILLINOIS
REAL ESTATE
TRANSACTION TAX
REVENUE OCT-1987
DEPT OF REVENUE
144373

AFFIX "RIVERS" OR REVENUE STAMPS HERE



0 2 0 1 1 3
REVENUE OCT-1987
DEPT. OF REVENUE

0 2 0 1 1 3
REVENUE OCT-1987
DEPT. OF REVENUE

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REVENUE OCT-1987
DEPT. OF REVENUE

12.00

DOCUMENT NUMBER

UNOFFICIAL COPY

Property of Cook County Clerk's Office

17534879

1987 OCT - 1 PM 3:06

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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8 7 5 3 4 3 7 9

87488985

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH
IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25870116.

PARCEL 2:

UNIT T-9619 IN THE SANCTUARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE:
PART OF LOT 12 IN THE SUBDIVISION OF BLOCK 2 IN THE EAST
1/2 OF BLOCK 11 OF SHERRILL'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP
40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS
ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
25870117, AS AMENDED BY DOCUMENT NUMBER 27377479 AND BY DOCUMENT NUMBER
87488985, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 1:

LEGAL DESCRIPTION

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

THIS INSTRUMENT PREPARED BY:
WENDY A. GORSKI, VICE PRESIDENT
ALLEGATED MORTGAGE CORPORATION
175 E. HAWTHORN PKWY, SUITE 402
VERNON HILLS, ILLINOIS 60061

1987 OCT -1 PM 3:06

87534880

87534880

Mail to: ↑

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MORTGAGE

\$16.00

THIS MORTGAGE ("Security Instrument") is given on September 23rd, 1987. The mortgagor is Gregory J. Ellis and Victoria Anne Brown, His Wife, ("Borrower"). This Security Instrument is given to Allegated Mortgage Corporation, which is organized and existing under the laws of Illinois, and whose address is 175 E. Hawthorn Parkway, Suite 402, Vernon Hills, Illinois 60061, ("Lender"). Borrower owes Lender the principal sum of One Hundred Eighty-Nine Thousand and Six Hundred and no/100ths Dollars (U.S. \$189,600.00). 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 October 1st, 2017. 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:

PARCEL 1:
UNIT T-9 IN THE SANCTUARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

PART OF LOT 12 IN RESUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF THE

EAST 1/2 OF BLOCK 11 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25870117, AS AMENDED BY DOCUMENT NUMBER 27377479 AND BY DOCUMENT NUMBER 87488985, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25870116.

14-32-203-023 + 14-32-203-024-1081
m.

which has the address of 2345 North Kenmore Unit 9, Chicago, Illinois 60014, ("Property Address"); [Street] [City] [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 seised 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.

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Witness my hand and affix seal to this
3rd day of September 1987
Nolte Public
Notary Public
My Commission Expires 10/2/90
Notary Public State of Illinois
My Commission Expires 10/2/90
Nolte Public Notary Seal

I, John W. Thompson, a Notary Public in and for said county and state, do hereby certify that
before me and acknowledged said instrument to be the persons (s) who, being informed of the contents of the foregoing instrument,
have executed same, and acknowledge said instrument to be free and voluntary act and deed and that
before me and is (are) known or proved to me to be the persons (s) who, being informed of the contents of the foregoing instrument,
have executed said instrument for the purposes and uses herein set forth.
(his, her, their)

..... COUNTY OF
SS: *Clark* COUNTY OF CLARK

BY SIGNING BELOW, BORROWER AGREES TO THE TERMS AND CONDITIONS CONTAINED IN THIS SECURITY
INSTRUMENT AND IN ANY RIDER(S) EXECUTED BY BORROWER AND RECORDED WITH IT.

BORROWER
(SEAL)
Gregory J. Ellis
Signature

VICTORIA ANN BROWN
Signature
Borrower
(SEAL)

<p>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 date required to cure the default; (b) the date failure to cure the notice from Borrower, by which the default must be cured; and (c) a date not less than 30 days from the date the notice is given to Borrower to accelerate after acceleration of this Security Instrument, for release by judicial proceeding and sale of the Property. The notice shall further secure by this Security Instrument, for release by judicial proceeding and sale of the Property. The notice shall further secure the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by before the date specified in the notice, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorney's fees and costs of collection and foreclosure proceedings.</p>	<p>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 judicial appointment of receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those entitled to enter upon, take possession of and manage the Property first to payment of the costs of management of those rents collected by Lender or the receiver, but not limited to, receiver's fees, premiums on rents collected by Lender or the receiver, including, but not limited to, receiver's fees, and then to the sums secured by this Security instrument. Lender shall pay any recordation costs, instruments without charge to Borrower. Borrower shall pay any recordation costs, instruments of all sums received by this Security instrument. Lender shall release this Security instrument, if one or more riders are executed by Borrower and recorded together with this Security instrument, the coverings and agreements of each such rider shall be incorporated into and shall amend and supplement the instrument, as if the rider(s) were a part of this Security instrument. (Check applicable box(es))</p>
<p>21. Release. Upon payment of all sums accrued by this Security instrument, Lender shall release this Security instrument without charge to Borrower. Borrower shall pay any recordation costs, instruments of all sums received by this Security instrument. Lender shall release this Security instrument, if one or more riders are executed by Borrower and recorded together with this Security instrument. (Check applicable box(es))</p>	<p>22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.</p>
<p>23. Riders to this Security Instrument, if one or more riders are executed by Borrower and recorded together with this Security instrument, the coverings and agreements of each such rider shall be incorporated into and shall amend and supplement the instrument, as if the rider(s) were a part of this Security instrument. (Check applicable box(es))</p>	<p><input checked="" type="checkbox"/> Condominium Rider <input type="checkbox"/> Planned Unit Development Rider <input checked="" type="checkbox"/> Adjustable Rate Rider <input type="checkbox"/> Graduate Payment Rider <input type="checkbox"/> 2-4 Family Rider</p>