

UNOFFICIAL COPY

87586009



TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 OCT 30 AM 11:27

THE ABOVE SPACE FOR RECORDER'S USE ONLY

87586009

12 Oct

0896-5211

712-607

THIS INDENTURE, made this 28th day of August, 1987, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 8th day of August, 1985 and known as Trust Number 1087400 party of the first part, and JAMES V. SCIALABBA and NANETTE C. SCIALABBA 9761 Ravinia Lane, Orland Park, IL 60412 not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00***** TEN AND 00/100-----dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL

Together with the tenements and appurtenances therunto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unrelieved at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid,

By *Thomas V. Szymczyk* Assistant Vice-President

Attest *Sheila S. Davenport* Assistant Secretary



STATE OF ILLINOIS, { SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

SEP 10 1987

My Commission Expires

9-21-87

Given under my hand and Notarial Seal

Sheila Davenport

Date

Notary Public

DELIVERY

NAME *Lisa Cederoth*
STREET *Chapman - Cutler*
CITY *111 W. Monroe*
Chgo Ill. 60603

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
9235 Windsor Parkway
Tinley Park, IL 60477

THIS INSTRUMENT WAS PREPARED BY:
Thomas V. Szymczyk
111 West Washington Street
Chicago, Illinois 60602

BOX 333-CC

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

F. 324 R. 2/77 TRUSTEE'S DEED (Recorder's) - Joint Tenancy

COOK COUNTY 616
46378
PB 10-6606
OCT 30 1987
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
46.00
Revenue stamps
00074
REAL ESTATE TRANSACTION TAX
Cook County
46.00

Document Number

87586009

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Property of Cook County Clerk's Office

SEP 10 1983

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8 7 5 8 6 0 0 9

Unit Number 95 in Cambridge Place, a Condominium as delineated on a survey of the part of the following described real estate: A parcel of land located in the North 1/2 of the East 1/2 of the North West 1/4 of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as document 86310871 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

27-34-101-005-0000 UN

87586009

Clerk's Office

ILLINOIS HOUSING DEVELOPMENT AUTHORITY
SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II
1987 SERIES A
MORTGAGE

\$16.00

242-639-1

This instrument was prepared by:

ADRIENNE OROFINO

(Name)

OAK LAWN, IL 60453

(Address)

THIS MORTGAGE is made this 28TH day of OCTOBER 19 87 between the
Mortgagor, JAMES V. SCIALABBA AND NANETTE C. SCIALABBA, HUSBAND AND WIFE

(herein "Borrower"), and the Mortgagee, THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

an association organized and existing under the laws of THE UNITED STATES OF AMERICA

whose address is 4242 NORTH HARLEM,

NORRIDGE, ILLINOIS 60634 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of _____

EIGHTY THOUSAND AND NO/100 Dollars.

which indebtedness is evidenced by Borrower's note dated OCTOBER 28, 1987 (herein "Note").

providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on NOVEMBER 1, 2017;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, warrant, grant and convey to Lender the following described property located in the County of COOK, State of Illinois:

UNIT NUMBER 95 IN CAMBRIDGE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86310871, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DELCARATION OF CONDOMINIUM AFORESAID.

27-34-

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

nes AV

which has the address of 9235 WINDSOR PARKWAY-UNIT 45- 95 TINLEY PARK

ILLINOIS 60477

(Street)

(City)

(herein "Property Address");

(State and 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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

0-896-968-0

812-607

87586010

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NOTICE TO BORROWER: THE PROVISIONS OF THIS ADDENDUM SUBSTANTIALLY MODIFY THE TERMS OF THE LOAN. DO NOT SIGN THE NOTE OR THIS MORTGAGE UNLESS YOU READ AND UNDERSTAND THESE PROVISIONS.

The Borrower understands that the agreements and statements of fact contained in the Affidavit of Buyer are necessary conditions for the granting of the loan.

ADDENDUM. The rights and obligations of the parties to this Mortgage and the Note which is secured by the Mortgage are expressly made subject to this Addendum, in the event of any conflict between the provisions of this Addendum and the provisions of the Mortgage or the Note, the provisions of this Addendum shall control. The Borrower agrees that the Lender or its assignee may, at any time without prior notice, accelerate all payments due under the Mortgage and Note and exercise any other remedy allowed by law for breach of the Mortgage or Note if (i) the Borrower sells, rents or falls to occupy the property described in the Mortgage as his or her permanent and primary residence; or (ii) the statements made by Borrower in the Buyer's Affidavit (Illinois Housing Development Authority Form (MP-8A) are not true, complete and correct; or (iii) if the Lender or the Illinois Housing Development Authority finds any statement contained in said Affidavit to be untrue.

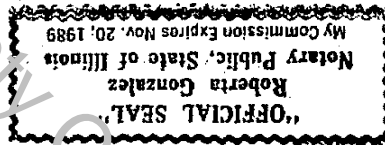
1987 OCT 30 AM 11:28 87586010

FILED FOR RECORD COOK COUNTY, ILLINOIS

ATTN: ADRIENNE OROFINO

OAK LAWN, ILLINOIS 60453
4740 WEST 95TH STREET

RECORD AND RETURN TO :
BOX 130
THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS



Roberta Gonzalez
Notary Public

01098857

My Commission expires

Given under my hand and official seal, this 28th day of Oct 1987

free and voluntary act, for the use and purposes therein set forth.

signed and delivered the said instrument as

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

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

JAMES V. SCIALABBA AND NANETTE C. SCIALABBA, HUSBAND AND WIFE

do hereby certify that

a Notary Public in and for said county and state,

County ss: Cook

STATE OF ILLINOIS

The Underbrings

IN WITNESS WHEREOF, Borrower has executed this Mortgage

JAMES V. SCIALABBA
Borrower

NANETTE C. SCIALABBA/HIS WIFE
Borrower

21. Future Advances. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note.
22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.
23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.