

COOK COUNTY, IL, ILLINOIS  
FILED FOR RECORD

# UNOFFICIAL COPY

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Loan No. \_\_\_\_\_

## ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, organized and existing under and by virtue of the laws of the United States of America and authorized to do business in Illinois and having its principal place of business in the City of Chicago, State of Illinois, Party of the First Part, for value received, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto TALMAN HOME MORTGAGE CORPORATION Party of the Second Part, its successors and assigns, a certain indenture of mortgage dated the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ made by

SEE ATTACHED  
to it, securing the payment of one promissory note therein described for the sum of

SEE ATTACHED  
and all right, title and interest in and to the premises situated the County of COOK and State of ILLINOIS and described in said mortgage as follows; to-wit:

SEE ATTACHED

Which said mortgage is recorded in the office of the Recorder of COOK County, in the State of ILLINOIS, in Book No. \_\_\_\_\_ at Page \_\_\_\_\_ as Document No. \_\_\_\_\_, together with the said note therein described, and the money due or to grow due thereon, with the interest:

TO HAVE AND HOLD the same unto the said party of the second part, its successors and assigns, forever; subject only to the provisions contained in the said indenture of mortgage.  
IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by its Vice President and attested by its Real Estate Officer and its corporate seal to be hereunto affixed this

1st day of May, A.D. 1986

CONTINENTAL ILLINOIS NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO

BY J. L. Umhoefer  
ITS Vice President

ATTEST:  
(SEAL)

Lake S. Johnson  
Real Estate Officer

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 persons whose names are subscribed to the foregoing instrument are personally known to be duly authorized officers of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said association for the uses and purposes therein set forth, and the said Real Estate Officer did also then and there acknowledge that he as custodian of the corporate seal of said association did affix the same to said instrument as his own free and voluntary act and the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of May, A.D. 1986

This instrument was prepared by:

Name: Shirley A. Senase  
Address: 231 S. LaSalle Street  
Chicago, Illinois 60693

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NOTARY PUBLIC - My commission expires: 1/22/89

(SEAL)

Mail to: Box 333  
Sales Department

COOK COUNTY CLERK'S OFFICE  
87090305

# **UNOFFICIAL COPY**

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**This Indenture**, made at Chicago, Illinois, this 14th day of May, 1971, by and between MATTHEW P. SAVA and HARRIET N. SAVA, his wife, of Palos Heights, Cook County, Illinois

hereinafter sometimes called the Comptroller), and CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, duly authorized to accept and execute trusts, and having its principal office in Chicago, Cook County, Illinois, as Trustee, hereinafter sometimes called the Trustee.

Finestra.it

MATTHEW P. SAVA and HARRIET M. SAVA, his wife.

hereinafter called the Note(s), are duly indorsed to the legal holder of that certain principal promissory note, the identity of which is evidenced by the certificate annexed to the Trustee, bearing even date herewith, payable to Holder, and delivered, which note is for the sum of THIRTY FIVE THOUSAND AND 30/100ths Dollars (\$ 35,000.00) and is due and payable as follows: In installments as provided in said note, with final payment of principal and interest due, if not sooner paid, on June 1, 1986.

To further ensure the obligation of the Grantee agree to deposit with the Trustee, or trustee, or the **First** day of each month, commencing July 1, 1971, until the indebtedness hereby created shall have been fully paid, an amount equal to one-half of the annual real estate taxes, special assessment levies and property insurance premium. Said sum shall be held by the Trustee, or trustee, without any interest of its own, for application toward payment of taxes, special assessment levies and insurance premiums when due, but the Trustee or trustee, shall be under no obligation to ascertain the correctness of or to obtain the tax, special assessment levies or insurance bills, or attend to the payment thereof, except upon presentation of such bills. The Grantee, further agrees to deposit within 30 days after receipt of demand therefore any deficiency in the aggregate of such monthly deposits in the event the tax, special assessment levies or insurance bills when issued shall be in excess thereof. If the funds so deposited exceed the amount required to pay such taxes and assessments (general and special) for any year, the excess shall be applied on a subsequent deposit or deposits. In event of a default in any of the payments contained in this trust deed or in the note made of record, the holder of the note may at his option, without being required to do so, apply any moneys at the time on deposit on any of Grantee's liability bonds or in the notes deposited in each order and manner as the holder of the note may direct. When the indebtedness created hereby has been fully paid, any remaining deposits shall be paid to Grantee, or to the then owner or owners of the covered property.

The note secured by this Trust Deed is subject to prepayment in accordance with the terms thereof. The principal sum secured by this trust deed shall bear interest at the rate of six percent per annum, which rate of interest shall be payable quarterly in advance, commencing January 1, 1950, and continuing until paid in full. The principal sum secured by this trust deed shall be paid in monthly installments, each payment being due on the first day of each month, commencing January 1, 1950, and continuing until paid in full.

~~RECEIVED~~, - and such loans interest from June 1, 1972 and maturity payable as provided in said note on the principal amount herein from time to time unpaid, with interest on all payments of principal and interest after maturity (whether said note shall mature by lapse of time or by acceleration, or otherwise) and heretofore payable at the rate of 10% per cent (10%) annually until paid, all of which principal and interest is payable to federal agency of the United States of America at the office of the Comptroller Illinois National Bank and Trust Company of Chicago, Chicago, Illinois, or at such place as the bankholder or creditor may from time to time designate in writing.

**Now, Therefore,** for the purpose of securing the payment of the principal of and interest on the sum and the performance of the covenants and agreements herein contained to be performed by the Counter(s), and in further consideration of the sum of one Dollar (\$1.00) in hand paid, the Counter(s) hereby agrees, and warrants, unto the Trustee the following described real estate situated in the County of Cook, and State of Illinois, as follows:

Lot 3 in Block 8 in Palos Gardens, being a Subdivision of the North 829.53 feet of the North half of the North West Quarter of Section 32, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Principal Meridian, in Cook County, Illinois.  
2432-109-009-0000 Law

C A O

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together with all and singular the tenements, hereditaments, lands, rents, privileges, appendages and appurtenances thereto belonging or in anywise appertaining, all buildings and improvements now located thereon or which may hereafter be placed thereon, the rents, issues and profits thereof (which are hereby expressly assigned to the Trustee), and all appurte- nances and fixtures of every kind and nature whatsoever, including, but without limiting the generality of the foregoing, all "uprights and fixures of every kind for the purpose of supporting or distributing load, stone, tile, glass, wood, iron, masonry, air conditioning, or refrigeration (whether single units or centrally connected), all screens, curtains, shades, curtains, storm doors, shades, curtains, glass and sheet metal, screens, reflectors, louvers, grilles, manholes, hatches, covers, covers, slate, brickwork, concrete, roof coverings, window shades, storm shutters, screens, grilles and all other weather-shielding, insulation, sound-shielding, acoustical, fireproofing, fireproofing, and other protective and decorative materials, structures, fixtures, fittings, and accessories, including necessary equipment, &c., as they may be placed in, any building or improvement on any or all premises standing on said land. It being expressly understood and agreed by the parties hereto that all of the foregoing items of property (and all substitutions therfor or additions thereto) are hereby sold, transferred, and especially adapted and appropriated to the use and purposes of said premises and constitute an integral part of said real estate, and that all of the same are hereby conveyed, assigned and granted, or intended to be, and shall be deemed and treated for all purposes of this instrument as one estate and not as personal property. (All of these items of property, together with said real estate and the buildings and improvements thereon, are herein referred to herein as the "premises" or the "improved property".)