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MAIL TO: FIRST FEDERAL SAVINGS & LOAN **ASSOCIATION** OF WESTCHESTER 2121 S. MANNHEIM RD. WESTCHESTER, IL 60153



THIS INSTRUMENT WAS PREPARED BY Edward A. Matuga, Attorney at Law 2121 Mannheim Road Wastchester, Winols 60159

[Space Above This Line For Recording Data]

Loan No. 9580-14

MORTGAGE

under the laws of 104 Inited States of America, and whose address is

2121 South Mannheim & 1 Westchester, Illinois 60153

Borrower owes Lender the Director of One Hundred Fifty Seven Thousand Six Hundred and 00/100 Dollars (U.S. \$ 157.600.00). 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 May 8, 2001

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 our er 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:

Lot 104 in Ashley Woods, being a Subdivision of the North 1/2 of the Northwest 1/4 of the Sout's st 1/4 (except the West 30 Rods of the North 21 and 1/3 Kous thereof) of Section 30, Township 39 North, Range 12 Fast of the Third Principal Meridian, according to the plat Chereof recorded October 7, 1987 as Document Number 87-5465 3, in Cook County, Illinois.

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Permanent Index No. 15-30-400-003

DEPT-01 OH'S OFFICE T#4444 TRAN 2769 10/06/88 14:12:00 #9444 # D *--88--461494 COOK COUNTY RECORDER

60153 ("Property Address");

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.

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

Form 3014 12/83 44713 BAF SYSTEMS AND FORMS CHICAGO, IL

5033 LE This instrument was prepared by My Commission Etnire NSTATIONENT Motery Public, State of III "OFFICIAL SEAL" (IVES) My Commission Expires: Witness my hand and official seal this.... ¥322 .. A8.e1 (he, she, they) .. executed said instrument for the purposes and uses therein set forth. ...they... (his, her, their) A19/14.... ad ot marmittani biss bagbalwordas bins cames battoass avad had beed and voluntary act and deed and that Ronald. C. . Bolews. and. Jean. M. Holewa. has wife. porsonally appeared before me and is (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, ., a Notary Public in and for said county and state, do hereby certify that O COOF STATE OF Holewa (Seal) BY SIGNING BELOW, Be recepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it. A Other(s) [specify] Di-Weekly Payment Rider TabiA inan yay batabard [Planned Unit Development Rider 2-4 Family Rider Condominium Rider TobiA of Ante Rider Instrument. [Check applicable box(es)] supplement the cryenants and agreements of this Security Instrument as if the rider(s) were a part of this Security this Security hy trument, the covenants and agreements of each such rider shall be incorporated into and shall amend and 23, Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with 22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property. Instrument Mattack at the Mattack Borrower shall pay any recordation costs. receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those paradue. Any rents collected to the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding.

Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not curred on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by 19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's bring any covenant or genedies. Lender shall give notice to Borrower prior to acceleration under paragraphs 13 and 17 unites applicable law provides otherwise). The notice shall specify; (s) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to relatate after acceleration and the right to assert in the foreclosure proceeding the non-information of a default is not sured on or

NON-UniFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

to the sums secure? by this Security Instrument, whether or not then due.

Unless Lend r and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Walver. Extension of the time for payment or modification of amortizatio. of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not or trate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the expreise of any right or remedy

11. Successors and Assigns Bound: Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and ben fit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and abjectments shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the term, of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and Courses that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any san's already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refunctive duces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or extiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument haif be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The actice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal award the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument, However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this

Lender may take action under this paragraph 7, Lender does not have to do so.

in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect fee title shall not merge unless Lender agrees to the merger in writing.
7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the

Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, 5. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially

Instrument immediately prior to the acquisition.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or prostone the date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If the paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Insurance in the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Insurance in the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Insurance in the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Insurance in the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Insurance in the Property prior to the acquisition and the the acquisitio

when the notice is given. Borrower abandons the Property, or does not answer within 30 days a notice from Lender to settle a claim, then Lender may collect the insurance proceeds. Lender may use the property or to pay sums secured by this Security Instrument, whether or not then due. The O-lay period will begin the Property or to pay sums secured by this Security Instrument, whether or not then due. The O-lay period will begin of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair

all receipts of paid premiums and renewal notices. In the event of loss, Borrowe shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrowe shall give prompt notice to the insurance All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.
Lender shall have the right to hold the policies and renewals. If Lender 1 outles, Borrower shall promptly give to Lender

unreasonably withheld. inaurance carrier providing the insurance shall be chosen by Borromenubject to Lender's approval which shall not be requires insurance. This insurance shall be maintained in the Endules and for the periods that Lender requires. The 5. Hazard Insurance. Borrower shall keep the increments now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender

of the giving of notice.

notice identifying the lien. Borrower shall satisfy the lieh of the or more of the actions set forth above within 10 days the Property is subject to a lien which may attain prio its over this Security Instrument, Lender may give Borrower a agrees in writing to the payment of the obligation society the lien in a manner acceptable to Lender; (b) contests in good fairthing to the payment of the obligation society the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate, prevent the enforcement of the lien or forfeiture of ran, part of the Property; or (c) secures from the holder of the lien as agreement astisfactory to Lender aubordinating the lien is othis Security Instrument. If Lender determines that any part of a secure astisfactory to Lender aubordinating the lien is not a lien and a lien and a lien which may attain refer this Security Instrument. If Lender determines that any part of a Property is subject to a lien which may attain refer this Security Instrument. I ander may aive Rorrows as

receipts evidencing the payments. to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lend

pay them on time directly to the per a lowed payment, Borrower shall promptly to Lender all notices of amounts, Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall application as a creek of the sale of the froperty of its acquisition by reduct, any tance here of the fine the sale of the froperty of the security instrument.

3. Application as a creek of the instruments are instrument of the charges application of the following of the first to late charges due under the Mote; third, to amount pay able under paragraph 2; fourth, to interest due; accound, to principal due.

4. Charges, Liens. Bot rower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain provide over this Security Instrument, and leasehold payments or ground rents, if any. Broperty which may these oblights:

any Funds held in Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately into the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount netessiny to make up the deficiency in one or more payments as required by Lender. the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be,

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

this Security Instrument.

purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and

lessehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums, if any. (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the Property, if any; (c) yearly hazard insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender if Lender is anchimically benefit in Lender if Lender if Lender is anchimically benefit in Lender Uniform Covenants. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Mote and any prepayment and late charges due under the Mote and any prepayment and late charges due under the Mote and any prepayment and late charges due under the Mote, until the Mote is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assorted which may attain priority over this Security Instrument, (b) yearly late of the Mote and assorted prepayment and the Mote is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assorted the Propagator (c) wearly latest premiums: and (d) yearly latest of requirements.

•	(, d. Godani) mananish
	THIS BI-WEEKLY PAYMENT RIDER is made this 27th day of September , 19 88 , and is in corporated 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
	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WESTCHESTER
	(the "Lender") of the same date and covering the property described in the Security Instrument and located at 11443 Ashley Woods Dr., Westchester, II 60153
	(Property Address)
	ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:
	A. Funds for Taxes and Insurance Uniform Covenant 2 of the Security Agreement is amended to read as follows: Funds for Taxes and Insurance. Subject to the applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day bi-weekly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twenty-sixth of: (a) yearly taxes and assessments which may attain priority over this Security Agreement; (b) yearly leasehold payments of ground rents on the Property, If any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are halled "escrow Items". Lender may estimate the Funds due on the basis of current data and reasonable estimates of future user ow Items. The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or State agency (including Lender if I ender is such an institution). Lender shall apply the Funds to pay the escrow Items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow Items, unless Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow Items, unless Lender may agree in writing that interest shall be paid or the Funds, analyzing the account or verifying the escrow Items, unless Lender may agree in writing that interest shall be paid or the Funds. Unless an agreement is made or applicable law requires interest to be paid. Lender shall not be required to pay, dorrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds held by Lender, jugather with the future bi-weekly payments of Funds payable prior to the due dates of the escrow Items, shall exceed the amount required to pay the escrow Items when due, the excess shall be, at Borrower's option, either promptly rep
	3. PAYMENTS
	A) Time and Place of Payments I will pay principal and interest by making payments every two (2) works ("R)-Weekly").
	I will make my bi-weekly payments beginning October 11 1 88 I will make these payments every
	2 weeks until I have paid all of the principal and interest and any other charges described below that I may owe under this
	Note. My bi-weekly payments will be applied to interest before principal. If on
	still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "maturity date".
	I will make my bi-weekly payments at 2121 S. Mannheim, Westchester, 11 60153
	or at a different place if required by the Note Holder.
	B) Amount of Bi-Weekly Payments

My bi-weekly payment will be in the amount of U.S. \$ 834.78

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment". When I make a prepayment, I will tell the Note Holder in writing that I am doing so.

I may make a full prepayment or partial prepayments without paying any prepayment charge. The Note Holder will use all of my prepayments to reduce the amount of the principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the due date or in the amount of my bi-weekly payment unless the Note Holder agrees in writing to those changes.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any bi-weekly payment by the end of 15_calendar days after the 5 % of my overdue bi-weekly date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be _____ payment of principal and interest. I will pay this late charge promptly, but only once on each late payment.

B) Default

If I do not pay the full amount of my bi-weekly payment on the date it is due, I will be in default.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Bi-Weekly Payment Rider.

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