

WARRANTY DEED  
Joint Tenancy in Illinois

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, Made this 24 day of October  
1988, between James P. Gordon and Denise J. Gordon; husband and wife

88-496096

of the City of Prospect Heights in the County  
of Cook, and State of Illinois part ies of the first  
part, and Martin Walter and Theresia Walter  
5037 N. Lowell, Chicago, Illinois 60630

DEPT-01

\$13.00

T#4444 TRAN 3210 10/27/88 15:21:00

#7383 # D \* 88-496096

COOK COUNTY RECORDER

(NAME AND ADDRESS OF GRANTEE(S))

parties of the second part, WITNESSETH, That the part ies of the  
first part, for and in consideration of the sum of Ten and 00/xx  
Dollars and other good and valuable

consideration in hand paid, convey

Above Space For Recorder's Use Only

and warrant to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described  
Real Estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: covenants, conditions and restrictions of record and  
real estate taxes for 1988 and subsequent years

88496096

88-496096

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by  
virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not in tenancy in  
common, but in joint tenancy.

Permanent Real Estate Index Number(s): 03-27-206-002

Address(es) of Real Estate: 103 S. Maple Lane, Prospect Heights, Illinois

IN WITNESS WHEREOF, the part ies of the first part have hereunto set their hands and seal s the day  
and year first above written.

James P. Gordon (SEAL)  
JAMES P. GORDON

Denise J. Gordon (SEAL)  
DENISE J. GORDON

Please print or type name(s)  
below signature(s)

13 (SEAL)  
00 (SEAL)

This instrument was prepared by Marc S. Joseph, D'Ancona & Pflaum, 30 N. LaSalle St.,  
Suite 3100, Chicago, Illinois (NAME AND ADDRESS) 60602

Send subsequent tax bills to Martin Walter, 103 S. Maple Lane, Prospect Heights, IL  
(NAME AND ADDRESS)

BOX 334

03/10-88-01/30  
LTC

AFFIDAVIT OF TITLE,  
Covenant and Warranty

TO

BY

19

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MAIL TO:  
FRED L. BERKOVITS  
180 N. LASALLE, ST.  
SUITE 1101  
CHICAGO, IL. 60601

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

STATE OF Illinois  
COUNTY OF Cook

I, MARY ELLEN McBRIDE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Gordon and Denise Gordon, his wife

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 24TH day of OCTOBER, 1988.

(Impress Seal Here)

Mary Ellen McBride  
Notary Public

Commission Expires April 14, 1990

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## EXHIBIT A

LOT 2 IN BLOCK 11 IN PROSPECT HEIGHTS MANOR NO. 2, A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## FHA ASSUMPTION POLICY RIDER

**NOTICE: THIS RIDER ADDS A PROVISION TO THE INSTRUMENT ALLOWING THE MORTGAGEE TO REQUIRE PAYMENT OF THE NOTE IN FULL UPON TRANSFER OF ALL OR PART OF THE PROPERTY.**

This Assumption Policy Rider is made this 17TH day of OCTOBER, 1988, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Instrument") of the same date given by the undersigned (the "Mortgagor") to secure the Mortgagor's Note (the "Note") of the same date to NORDIC FINANCIAL SERVICES

(the "Mortgagee") and covering the property described in the Instrument and located at:

5152 S. KILDARE AVENUE  
CHICAGO, IL. 60632

(Property Address)

**AMENDED COVENANT.** In addition to the covenants and agreements made in the Instrument, Mortgagor and Mortgagee further covenant and agree as follows:

The Mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than  12  24 months after the date on which the mortgage is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

IN WITNESS WHEREOF, the Mortgagor has executed this Assumption Policy Rider.

Basil L. Hatcher (Seal)  
BASIL L. HATCHER Mortgagor

Agnes M. Hatcher (Seal)  
AGNES M. HATCHER Mortgagor

         (Seal)  
Mortgagor

         (Seal)  
Mortgagor  
(Sign Original Only)

NOTE: If the property is not the principal or secondary residence of the Mortgagor, 24 months will be checked instead of 12 months.  
\_\_\_\_\_(Space below this line for acknowledgement)\_\_\_\_\_

88-488094