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TRUSTEE'S DEED  
(Joint tenancy form)

098 NOV 21 PM 12:05

88535862

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 26 day of October, 1988, between PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 13th day of February, 1986, and known as Trust Number 7642, party of the first part, and SUZAN A. ROSCINSKI and ANTOINETTE S. ROSCINSKI----- 2906 W. Lawndale, Chicago, Illinois 60618-----

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 TEN AND NO/100----- (\$10.00)----- dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL ATTACHED AND MADE A PART HEREOF.

Unit 203N, 6316 W. Montrose Avenue, Chicago, Illinois.

PIN: 13-17-117-028, 029, 030, 031, 032 and 033.

1200

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 21 1988 795.00

together with the tenements and appurtenances thereunto 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 referred 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 and to the lien of every deed or deed of record in said county, done to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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

PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid. [Signatures]

STATE OF ILLINOIS } COUNTY OF COOK }

the undersigned

Senary Public in and for said County in the State aforesaid, I, B. H. SCHREIBER

B. H. SCHREIBER

Senior Vice President - Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

ROSANNE DU PASS

Assistant Vice President and Asst. Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President - Trust Officer and Assistant Vice President and Asst. 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 Corporation, for the use and purposes therein set forth, and the said Assistant Vice President and Asst. Trust Officer, did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the use and purposes therein set forth.

OFFICIAL SEAL MARIA VIELAS NOTARY PUBLIC STATE OF ILLINOIS

Subscribed and sworn to under my hand and Notarial Seal this 26 day of October, 1988. [Signature]

NAME Paul Russo STREET 7100 W. Higgins CITY Chicago Ill. 60656 INSTRUCTIONS

FOR INFORMATION ONLY UNIT STREET ADDRESS ABOVE DESCRIBED IS FIRST FLOOR Unit #203N - 6300-6316 W. Montrose Avenue Chicago, Illinois 60634

BOX 333 - TH

7186 736 NA

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX RECEIPT NOV 21 1988 53.00 COOK COUNTY REAL ESTATE TRANSACTION TAX RECEIPT NOV 21 1988 53.00

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Property of Cook County Clerk's Office

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## PARCEL 1:

UNIT No 203W in MONTROSE MANOR CONDOMINIUM as Delineated on a Survey of the following described real estate:

Lots 13 to 19 both inclusive, in Block 7 in Oliver L. Watson's Montrose Boulevard Addition, being a subdivision of the South 40 acres of the North West 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 88448873, together with its undivided percentage interest in the common elements in Cook County, Illinois.

## PARCEL 2:

The exclusive right to the use of parking space 23 limited common elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 88448873.

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.

This Deed is subject to real estate taxes for the year 1988 and subsequent years and to all easements of record.

Permanent Index Numbers: 13-17-117-028, 029, 030, 031, 032 and 033

Property Address: 6300-16 W. Montrose Avenue,  
Chicago, Illinois 60634

885315862

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Property of Cook County Clerk's Office

2025.03.28.10.10.10

COOK COUNTY CLERK'S OFFICE  
FILED FOR RECORD

88535863

This instrument was prepared by:

RICHARD J. JAHNS  
(Name)  
5133 W FULLERTON AVE  
(Address)  
CHICAGO, ILL 60639

885 NOV 21 PM 12:05

88535863

MORTGAGE

\$18.00

7186736 NA

THIS MORTGAGE is made this 25TH day of OCTOBER 1988, between the Mortgagor, SUZAN A. KOSCINSKI, A SPINSTER AND ANTOINETTE KOSCINSKI, A WIDOW (herein "Borrower"), and the Mortgagee, CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 5200 West Fullerton - Chicago, Illinois 60639 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY ONE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 25, 1988 (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 01, 2018.

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, grant and convey to Lender the following described property located in the County of COOK State of Illinois:

13-17-117-028-029-030-031-032 + 033

which has the address of 6316 W. MONTROSE #203 CHICAGO ILLINOIS 60634 (herein "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, 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".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

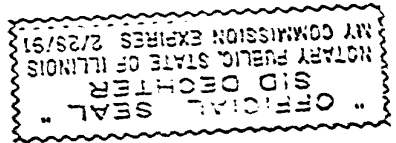
As known as CRAGIN FEDERAL BANK 1st SAVINGS

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RETURN TO BOX 403

(Space Below This Line Reserved For Lender and Recorder)



Notary Public  
*Sid Dechter*

My Commission expires:

Given under my hand and official seal, this 25TH day of OCTOBER, 19 88.

set forth.

signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein

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

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

do hereby certify that: SUZAN A. KOSCINSKI, A WIDOW, ANTOINETTE KOSCINSKI,

I, a Notary Public in and for said county and state,

County ss:

*State of Illinois*

—Borrower—

ANTOINETTE KOSCINSKI

—Borrower—

SUZAN A. KOSCINSKI

*Suzan A. Koscinski*  
*Antoinette Koscinski*

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24. This mortgage is a legal mortgage which is subject to the terms and provisions contained in the attached Rider which by this reference is made a part hereof. IN WITNESS WHEREOF, Borrower has executed this Mortgage.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property to Borrower. Borrower shall pay all costs of recordation, if any.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge.

Mortgage. Lender shall release the original amount of the Note plus US \$ 10200.00.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may

make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when

evidenced by promissory notes stating that said notes are secured hereby. 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

Property, and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable

attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for

past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the

Property and then to the rents of the Property and to collect the rents of the Property including those

entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property, shall be

of any period of redemption following judicial sale. Lender, in person, by agent or by judicially appointed receiver, shall be

entitled to enter upon, take possession of and manage the Property, and at any time prior to the expiration

hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower

hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18

no acceleration had occurred.

and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if

payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if

in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such

breaches of any other covenants or agreements of Borrower contained in this Mortgage and in

enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and

expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in

price to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under