

QUIT CLAIM DEED - JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY 1987 5 4 3

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR

ADALBERTO TORRES married to
GLADYS TORRES

of the city of Cicero County of Cook
State of Illinois for the consideration of
Ten- DOLLARS,
and other valuable consideration in hand paid,
CONVEYS and QUIT CLAIM S to

DIANA TORRES, 1314 S. 56th Court, Cicero, IL 60650
an unmarried woman

88019543

EXEMPT
BY TOWN ORDINANCE
TOWN OF CICERO
BY G. Lemick
1/7/98

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate
situated in the County of Cook in the State of Illinois, to wit:

Lot 17 and the North 1/2 of Lot 16 in Block 7 in James U. Borden's
Addition to Warren Park, a Subdivision in the North East 1/4 of
Section 20, Township 39 North, Range 13 East of the Third
Principal Meridian, in Cook County, Illinois.

P.I.N. 16-20-214-028-0000 BADAIIUM

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DEPT. OF REVENUE
\$12.00
#2228
#10254
#10254

SECTION 4,
EXEMPT UNDER PROVISIONS OF PARAGRAPH 2,
REAL ESTATE TRANSFER TAX ACT.
BUYER, SELLER OR REPRESENTATIVE
DATE 10-14-87

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 said premises not in tenancy in common, but in joint tenancy forever.

DATED this 14th day of October 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Adalberto Torres (SEAL)
Gladys Torres (SEAL)
Gladys Torres (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public and for
said County, in the State aforesaid, DO HEREBY CERTIFY that

" OFFICIAL SEAL " Adalberto Torres and Gladys Torres
CATHERINE M. BRENNAN, Notary Public, State of Illinois, personally known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that she signed, sealed and delivered the said instrument as her 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 14th day of October 1987

Commission expires November 11 1990
Catherine M. Brennan
NOTARY PUBLIC

This instrument was prepared by Catherine M. Brennan, 69 W. Washington, Chicago, IL 60602
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:
1314 S. 56th Court
Cicero, IL 60650

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Diana Torres
1314 S. 56th Ct., Cicero, IL 60650
(Address)

MAIL TO: (Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 346

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1200

Quit Claim Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Adalberto Torres

TO

Mina Torres

UNOFFICIAL COPY

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

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SECOND MORTGAGE

THIS SECOND MORTGAGE, made this 22 day of December, 1987 between Mortgagor, Stewart and Sherrie Lynn Schram (Borrower), and Mortgagee, SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION, a federally chartered association whose address is 4747 West Dempster Street, Skokie, Illinois 60076 (Lender).

Borrower is indebted to Lender in the principal sum of One Hundred Twenty Five Thousand Dollars (\$125,000.00) which is evidenced by Borrower's Note bearing the same date as this Mortgage (the "Note") payable with interest at the rate stated in the Note to the order of Lender in monthly installments with the balance due, if not sooner paid, on June 22, 1988.

To secure to Lender the repayment of the Note with interest, the payment of all other sums, with interest, advanced in order to protect the security of this Mortgage, and the performance of all other agreements of the Borrower contained in the Note and this Mortgage, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois.

Unit Number 30 in Cobblewood Condominium as delineated on survey of Paris thereof in the South East 1/4 of the North West 1/4 (except the North 50 feet and the South 492.08 feet thereof) of section 21, Township 42 North, range 12 East of the third principal meridian, in Cook County, Illinois, is attached as exhibit.

Permanent tax number: 04-21-103-017-1015
Address: 2457 Cobblewood Drive

Together with the buildings, improvements, easements and appurtenances on the real property and together with all Borrower's rights, title and interest in the streets next to the real property to their center lines, and together with all fixtures and articles of personal property, other than household furniture and other furniture, and together with all condemnation awards made for any taking by a governmental agency of the whole or any part of any of the property described.

This property is unencumbered except for that certain Mortgage dated February 28, 1986 to Home Federal Savings & Loan of Lake County (First Mortgage), as Mortgage (First Mortgage).

During the term of this Mortgage, Borrower agrees to the following:

1. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, late charges, if any, as provided in the Note, all other sums secured by this Mortgage and the indebtedness secured by the First Mortgage.
2. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Lender shall have the option of paying the same, adding the costs to the debt secured by this Mortgage, the added amount drawing interest at the same rate as provided under the Note.
3. Borrower agrees to keep the above described property insured against damage by fire and all hazards insured by the usual policies required to protect lenders (extended coverage) in amounts and with a company acceptable to Lender. The insurance policy shall include a standard

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Mortgagee clause, protecting Lender as Junior Mortgagee. If not so insured, Lender shall have the option of purchasing but shall not be required to purchase such extended coverage on behalf of Borrower, and adding the cost to the debt secured by this Mortgage with the additional amount accruing interest at the rate stated in the Note. If Lender receives any insurance proceeds, Lender need not pay Borrower interest on such money and can use the money (a) to reduce Borrower's obligation under the Note, or (b) pay Borrower such portion of the proceeds as Lender in its sole discretion chooses to pay for repairs or such other purpose as Lender may direct.

4. Borrower will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises and will not remove any of the improvements from the premises. Lender may inspect the premises after providing reasonable notice to Borrower, and may enter the premises to make repairs and the amount advanced by Lender shall be added to the debt secured by this Mortgage and shall accrue interest at the rate stated in the Note.

5. Borrower hereby assigns to Lender all leases, rentals and the income from the premises during the term of the Mortgage.

6. During the term of this Mortgage, any additions or improvements to the premises shall also be covered by this Mortgage.

7. If all or any part of the property or an interest therein (including without limitation the beneficial interest in an Illinois Land Trust holding title to the property) is sold or transferred by Borrower without Lender's prior written consent excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Upon Borrower's breach of any agreement contained in this Mortgage or the First Mortgage, including the promise to pay when due any sums secured by this Mortgage or by the First Mortgage, Lender may, in accordance with applicable law, demand immediate payment of all sums secured by this Mortgage without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in this proceeding all expenses of foreclosure, including but not limited to, reasonable attorney's fees and costs of documentary evidence, stenographer's fees, abstracts, title reports and title insurance. Any such sum shall be secured by this Mortgage and included in the decree of foreclosure and will draw interest at the same rate as the Note.

8. The lien of this Mortgage is and at all times shall remain junior and subordinate to the First Mortgage and the rights of the First Mortgagee. In the event Borrower's performance of promises under this Mortgage would constitute a default under the First Mortgage, such compliance will be excused but only to the extent necessary to avoid such default under the First Mortgage. The lien of this Mortgage and the indebtedness secured by this Mortgage shall not merge with the First Mortgage and the indebtedness secured by it even though the Lender is the same person as the First Mortgagee.

9. Borrower hereby waives and releases all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Stewart Schram
Borrower

Sherrie Schram
Borrower

This Instrument Was Prepared By: Sybil C. Malinowski
4747 West Dempster Street
Skokie, Illinois 60077

STATE OF Illinois.....
COUNTY OF McHenry..... } SS:

I, William E. Dowling....., a Notary Public in and for said county and state, do hereby certify that Stewart Schram and Sherrie Schram... personally appeared before me and Ts (are) known or proved to me to be the person(s) who, being informed of the foregoing instrument, have executed same, and acknowledged said instrument to be ..Their..... free and voluntary act and deed and that (his, her, their)
..They..... executed said instrument for the purposes and uses therein set forth.
(he, she, they)

Witness my hand and official seal this 22nd day of December, 1987.....

My Commission Expires:

"OFFICIAL SEAL"
William E. Dowling
Notary Public, State of Illinois
My Commission Expires 10/31/90

William E. Dowling.....(SEAL)
Notary Public

Mail to: Skokie Federal Savings
7952 N. Lincoln
Skokie, Illinois 60077

Box 333
BOX 333 - CC

1988 JAN 14 AM 11:03

COOK COUNTY, ILLINOIS
FILED FOR RECORDS

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