

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

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.

88126555

THE GRANTOR

Ibrahim G. Zabaneh, married to Irma I. Zabaneh and  
Ramzi G. Zabaneh, a bachelor

of the City of Northbrook County of Cook  
State of Illinois for and in consideration of  
Ten and 00/100ths DOLLARS, and  
other good and valuable consideration in hand paid,

CONVEY and WARRANT to  
Gary/Zhang and Patty Gu. Zhang, his wife  
10366 Michael Todd Terrace  
Glenview, IL 60025

DEPT-01  
783333 TRAM 4216 03/28/88 1614400  
48704 \* C \* 126555  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

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

See attached Exhibit A for legal description.

SUBJECT TO: Declaration of Condominium; provisions of the Condominium  
Property Act of Illinois; General taxes for 1987 and subsequent years; special  
taxes or assessments, if any, for improvements not yet completed; installments,  
if any, not due at the date hereof of any special tax or assessment for  
improvements heretofore completed; building lines and building and liquor  
restrictions of record; zoning and building laws and ordinances; private,  
public and utility easements; public roads and highways; installments  
due after the date of closing of assessments established pursuant to the  
Declaration of Condominium; covenants and restrictions of record as to  
use and occupancy; party wall rights and agreements, if any; acts done  
or suffered by or through the Purchaser.

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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.

Permanent Real Estate Index Number(s): 04-30-201-015-1063  
Address(es) of Real Estate: 3262 Sanders Rd., Apt. -E, Northbrook, IL 60062

DATED this 25th day of March 1988

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Ibrahim G. Zabaneh (SEAL) Ramzi G. Zabaneh (SEAL)  
Irma I. Zabaneh (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
Ibrahim G. Zabaneh, married to Irma I. Zabaneh and Ramzi G.  
Zabaneh, a BACHELOR  
personally known to me to be the same person whose names are subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowl-  
edged 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.

IMPRESS  
SEAL  
HERE

Given under my hand and official seal, this 25th day of March 1988  
Commission expires 9/27 1988 Marubek Holman  
NOTARY PUBLIC

This instrument was prepared by James E. Matanky, Much Shelist Freed Denenberg Ament &  
Eiger, P.C., 200 N. LaSalle St., Suite 2100, Chicago, IL 60601

Jeannette R. Bode  
7906 W. Touhy  
CHICAGO, IL 60648

SEND SUBSEQUENT TAX BILLS TO:

Gary Zhang  
3262 Sanders Road, Unit E  
Northbrook, IL 60062

OR RECORDER'S OFFICE BOX NO. 235

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
3696498  
88-126555

C1189488

Colewell Bunker Inc. 3600

# UNOFFICIAL COPY

SECRET

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-14-01 BY 60322 UC/STP/STP  
EXCEPT WHERE SHOWN  
OTHERWISE

Property of Cook County Clerk's Office

SECRET

773-281-28812655

# UNOFFICIAL COPY

1 2 3 4 5 6

Unit Number 3262-'E' as delineated on the Plat of Survey of Bishop's Gate Condominium in part of the North East 1/4 and part of the North 26 1/4 rods of the North East 1/4 and part of Lot 2 in County Clerk's division of the North East 1/4 all in Section 30, Township 42 North, Range 12, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by Glenview State Bank as Trustee under Trust Agreement dated January 18, 1978 known as Trust Number 2654, recorded as Document Number 24731730 and filed as Document Number 3060965, as amended from time to time, together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, (excepting all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey), in Cook County, Illinois. The title to the subject property has been registered under "An Act Concerning Land Titles", commonly known as the Torrens Act.

Cook County Clerk's Office

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Property of Cook County Clerk's Office

80130222

W

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on March 25, 1988. The mortgagor is Gary X. Zhang and Patty Gu Zhang, his wife ("Borrower"). This Security Instrument is given to Illinois Mortgage Associates, Inc., its successors and or assigns, which is organized and existing under the laws of the State of Illinois and whose address is 1767 Glenview Road, Glenview, Illinois 60025 ("Lender"). Borrower owes Lender the principal sum of Fifty Three Thousand Five Hundred and no/100ths Dollars (U.S. \$ 53,500.00). 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 April 1, 2018. 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 other 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:

Rider Attached Hereto Made Apart Thereof:

Unit Number 3262-'E' as delineated on the Plat of Survey of Bishop's Gate Condominium in part of the North East 1/4 and part of the North 26 1/4 rods of the North East 1/4 and part of Lot 2 in County Clerk's division of the North East 1/4 all in Section 30, Township 42 North, Range 12, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by Glenview State Bank as Trustee under Trust Agreement dated January 18, 1978 known as Trust Number 1654, recorded as Document Number 24731730 and filed as Document Number 3060965, as amended from time to time, together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, (excepting all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey), in Cook County, Illinois. The title to the subject property has been registered under "An Act Concerning Land Titles", commonly known as the Torrens Act.

Coldwell Banker Title Services

C 118948

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66495925 not registered

which has the address of 3262 Sanders Road, #E Northbrook, Illinois 60062 ("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.

This instrument was prepared by... 1771... 1111... 60025

PATRICIA L. KOSTKA Notary Public

MARCH 11, 1990

My Commission Expires:

(SEAL)

1988

MARCH 25th day of

(he, she, they)

THEY executed said instrument for the purposes and uses therein set forth.

THE UNDERSIGNED GARY W. ZHANG AND PATTY GU ZHANG, HIS WIFE... Notary Public in and for said county and state, do hereby certify that before me and its (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be free and voluntary act and deed and that (this, her, their)

STATE OF ILLINOIS COUNTY OF COOK SS:

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

Mail to box 235

[Space Below This Line For Acknowledgment]

GARY W. ZHANG (Seal) PATTY GU ZHANG (Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

- Adjustable Rate Rider [checked]
Graduated Payment Rider
Planned Unit Development Rider
Condominium Rider [checked]
2-4 Family Rider
Others [specify]

NON-UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:
19. Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) 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 reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by 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 prior to the expiration 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 to collect the rents of the Property including those past due. Any rents collected by Lender or 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 receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.
21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower waives all right of homestead exemption in the Property.
22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

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