

RELEASE OF MORTGAGE OR TRUST
BY CORPORATION (ILLINOIS)

95039798
6-6-88

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

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COOK COUNTY RECORDER

Above Space For Recorder's Use Only

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

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KNOW ALL MEN BY THESE PRESENTS, That the PATHWAY FINANCIAL, A FEDERAL ASSOCIATION, F/K/A Chicago Federal Savings and Loan Association, United States a corporation of the of America, for and in consideration of the payment of the indebtedness secured by the MORTGAGE hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto David M. Griffith and Katalin S. Griffith, his wife (NAME AND ADDRESS) 1932 Bear Oak, Glenview, IL 60025

heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage, bearing date the 16th day of November, 1976, and recorded in the Recorder's Office of Cook County, in the State of Illinois, in book of records, on page as document No. 25-723-659, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

Lot twenty two (22) in Sunset Village Unit Number 2, Subdivision of part of East 1550 feet of North East quarter of Section 26, Township 42 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded September 25, 1953 as Document No. 15729426 in Cook County, Illinois

Tax ID# - 04-26-200-052

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together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said PATHWAY FINANCIAL, A FEDERAL ASSOCIATION has caused these presents to be signed by its Senior Vice President, and attested by its ASSISTANT Vice President ~~XXXXXX~~ and its corporate seal to be hereto affixed, this 29th day of June, 1988.

PATHWAY FINANCIAL

By [Signature]
Senior Vice President
Attest: [Signature]
Assistant ~~XXXXXX~~ Vice President

This instrument was prepared by Jenny Blake, 1st Western Mortgage, 585 First Bank Dr, Palatine, IL (NAME AND ADDRESS)

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RELEASE DEED
By Corporation

TO

ADDRESS OF PROPERTY:

MAIL TO: *Laura D. Martink*
101 W. 6th Street

Bonanzaville, IL 60106

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

"OFFICIAL SEAL"
Lula D. Martink
Will County
Notary Public, State of Illinois
My Commission Expires 9/12/91

Lula D. Martink
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-12-91

Lula D. Martink
day of June 29th 1988

I, Lula D. Martink, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur J. Mutholland ^{Senator} personally known to me to be the VICE President of PATHWAY FINANCIAL, A FEDERAL CORPORATION, and Charles J. Svoboda, personally known to me to be the VICE President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE President and ASSISTANT Vice President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and NOTARIAL seal this 29th day of June 1988.

STATE OF ILLINOIS }
COUNTY OF WILL. }
SS.

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5. Seller agrees to convey or cause to be conveyed to the Purchaser a good title to said premises, evidenced by a Guarantee policy from a Title Company in the amount of the purchase price, by stamped warranty deed or Trustee's Deed, as the case may be, with release of dower and homestead rights, subject only to: (I) General Real Estate Taxes for the year 87/88 which are to be prorated by letter from January 1 to the date of delivery of deed, (II) Building, building line and use or occupancy restrictions, and conditions and covenants of record, if any; (III) Zoning and building laws or ordinances; (IV) Roads and highways, if any; (V) Public Utility Easements.

6. Contractor agrees to carry a Builder's Risk Insurance Policy on said improvements during the construction period - said insurance to be carried at no additional cost to Purchaser, and provide to purchaser proof upon demand.

7. ACCEPTANCE AND FINAL PAYMENT: It is anticipated that the residence will be completed, subject to the provisions of Paragraph G and J of the General Conditions, on or about October 1, 1988. Contractor shall not be responsible for delays due to acts of God, material and/or labor shortages and adverse weather conditions. Final payment of the balance of the contract price shall be due at closing, the date of which shall be determined pursuant to Paragraph G of the General Conditions. The Purchaser shall signify acceptance of the work by the execution of an appropriate receipt, and shall not be entitled to possession until final payment is made and the work accepted.

GENERAL CONDITIONS

A. CONTRACT DOCUMENTS DEFINED: The agreement between the parties shall be conclusively determined to consist of this Building Contract, the General Conditions hereof, and the written change orders hereinafter executed with respect to alterations or changes in construction as agreed upon.

B. LABOR AND MATERIAL FURNISHED: This contract is to include all labor, material and services of every kind necessary for the proper performance of the work in accordance with this Building Contract. The Contractor shall obtain all permits necessary for the construction of the residence.

C. PROTECTION OF THE WORK: The Contractor shall for his own account, procure liability coverage with respect to the work agreed to be done hereunder.

D. CHANGES: No change shall be effective unless agreed to in writing upon forms to be furnished by the Contractor, with provision for the payment of the cost of said changes to be made upon terms satisfactory to the Contractor. In any event, no change shall be made after house is under roof.

E. POSSESSION: From the time of the commencement of work until its completion the Contractor shall be entitled to be and remain in possession of the property, so far as required by him for the purpose of performance of this contract, subject only to the right of the Purchaser or his agents to inspect said property. Possession shall not be delivered to the Purchaser until the work is completed, all required payments made, and the work accepted by the Purchaser.

F. OWNERSHIP OF MATERIALS: All material delivered by the Contractor to the premises for use in the construction work required by this contract shall remain the property of the Contractor until it has actually been used for such purposes, and any material not so used, may be removed by the Contractor upon the completion of the work under this agreement.

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04/02/2023

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"This contract if not executed within a period of Fifteen (15) days will be declared null and void."

This contract is to be filed with the Recorder of Deeds against the property.

SELLER:

By *Nick Melbourn*
Nick Melbourn

PURCHASER:

By: *Marina Kolodziej*
Marina Kolodziej

Date: 5/1/88

Date: 7-7-88

* (See exhibit A and B)

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EXHIBIT A

All extras listed below are to be paid in advance upon issuance of permits.

WINDOW AND DOOR CHANGES

1. Upgrade low maintenance prefinished windows with high performance exterior. (Screens and storms) \$1,500.00
2. Greenhouse window in kitchen, approximately 3' x 4'. \$ 75.00
3. Basement window changed to double hung type. \$ 15.00
4. Garage service door changed to match door with windows \$ 80.00

KITCHEN CABINETS

1. Additional cabinets and layout changes. \$ 870.00
 - a. Prefinished oak, formica tops
 - b. Lazy susans in corner cabinets.
 - c. Breadbox.
 - d. Vegetable bin.
 - e. Cutting board.
 - f. 12 foot China cabinet. Prefinished oak, glass front on upper doors.
 - g. Prefinished oak cabinet in utility room.

PATIO

1. Larger patio measuring 15' x 15'. \$ 325.00

ELECTRICAL

1. Additional electrical outlets. \$ 210.00
 - a. Three outlets in garage.
 - b. Three outlets in interior hallways.
2. Spotlight on front of garage. \$ 75.00
3. Light in garage attic. \$ 50.00

TOTAL EXTRAS LISTED

\$3,200.00

SELLER: Neil Mulvan DATE: 5/1/88
PURCHASER: Margaret K. Lody DATE: 2-2-88

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EXHIBIT B

Triple mullion double hung window in master bedroom.

Skylight in master bath.

Bay window in living room ,with window seat.

Halfwall between living room and entry, (wood spindles on upper half.)

Attic access opening moved to bed room closet and middle of garage.

Install furnace and hot water heater on concrete slab.

Move furnace to garage side of basement.

Shower door in lower level bath. (\$75.00 allowance.)

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General Conditions: Plans & specifications shall be considered final by all parties.

Insurance: This Contractor shall carry Builders Risk and Liability Insurance. Glass coverage is not the responsibility of this contractor.

Plans: shall be supplied by PURCHASER

Specifications: Where question or difference of opinion arise, specifications shall rule plans.

Surveys: shall be supplied by BUILDER

Permits & Inspections: This contractor shall supply all permits and shall be responsible for all inspections. All work shall meet County and Local Code standards. Contractor shall furnish owner with final occupancy permit from Building Department. The owner shall not occupy said residence until such occupancy permit is obtained by builder.

Excavation: Shall consist of stripping of top soil within construction area, digging of foundation, back-filling and rough grading of black dirt. This contract does not cover tree or stump removal. Any abnormal sub-surface soil conditions shall not be the responsibility of this contractor. In the event that there is an excess of deficiency of fill material, it shall be charged on a time and material bases.

Driveway: Size: APPROX. 20' to STREET Thickness: 4"
Base: STONE Surface: CONCRETE

Concrete: (As per plan)
Flat work - Thickness# 4" Mix 5 BAG MIX
Steel reinforcing NO
Vapor barrier NO
Fill STONE

Basement Walls:
Thickness 10" BRICK Mix 5 BAG
Damp-proofing YES Steel reinforcing YES
Footing tile YES

Garage Walls:
Thickness 10" BRICK Mix 5 BAG
Steel Reinforcing YES

Garage Apron:
Size NONE

Patio: Size 15' x 15' (EXTRA)

Stoop Size NONE

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Front Walks: Size Width 42" Length 10' 3" TO DRIVE _____

Rear Walks: Width NONE Length _____

Windows Type: METAL Size A.P.P.

Window Wells Type: METAL

Well Drains: YES

Construction Detail:

Floor Joist: Size: A.P.P. Type: WOOD - CONSTRUCTION GRADE

Sub-Flooring: Type: T&G PLYWOOD Thickness: A.P.P.

Studs: Type: WOOD Size: 2"x4"

Ceiling Joist: Type: A.P.P. Size: A.P.P.

Rafters: Type: A.P.P. Size: A.P.P.

Wall Sheathing Type: CELOTEX - 1" Thickness: 1"

Roof Sheathing: Type: PLYWOOD Thickness: A.P.P.

Soffit: Type: ALUMINUM Thickness: _____

Exterior Trim: Type: ALUMINUM Grade: _____

Interior Trim: Type: WOOD Grade: UPPER GRADE PINE SUITABLE FOR STAINING & VARNISH. BIRCH WOOD DOORS.

Panneling (Interior): Type: NONE Thickness: _____

Siding (Exterior): Type: ALUMINUM Thickness: _____

Others: ALUMINUM SHUTTERS A.P.P. COLOR CHOICE BY PURCHASER

2- GLASS BLOCK WINDOWS IN GARAGE 32" x 32"

Roofing: Type: ASPHALT Weight: 240 # Brand: _____

Base: FELT Fastener: STAPLE

Windows: Make: R.O.W. OR EQUAL Type: DBL. HNG. W / MUTTON BARS

Glazing: DUEL GLAZED (STORM WINDOWS AND SCREENS)

Atrium Door: Make: R.O.W. OR EQUAL Size: 6' - 0" x 6' - 8"

Glazing: DUEL GLAZED (SLIDING PATIO DOOR)

Skylite: MASTER BATH

Bay window: Type: R.O.W. OR EQUAL BAY WINDOW WITH SEAT IN LIVING ROOM

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Doors: (Exterior) Type: METAL Thickness: A.P.P.
 (Interior) Type: WOOD Thickness: A.P.P.

Garage Door: Make: A.P.P. Size: A.P.P.
 Thickness: A.P.P. Type: WOOD

Gutters: Type: ALUMINUM 4" Garage: ALUMINUM 4"
 Drain to: SPLASH BLOCK

Insulation: Walls: 3½" - R19
 Floors: NONE
 Ceiling: R-30
 Slab: NONE
 Garage Ceiling: ABOVE OR AROUND LIVING SPACE
 Others: ALL INSULATION A.P.P.

Drywall:

Ceiling: Thickness: ½" Taped: YES
 Walls: Thickness: ½" Taped: YES
 Garage Ceiling: Thickness: ½" Taped: YES
 Garage Walls: Thickness: 5/8" F.C. Taped: YES

Floors: (Finished)

Living Room: CARPET
 Dining Room: CARPET
 Kitchen: KITCHEN CARPET
 Family Room: TILE
 Utility Room: TILE
 Foyer: TILE
 Hall (1): CARPET
 Hall (2): _____

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ENCLOSURE

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Bath (1): KITCHEN TYPE CARPET

Bath (2): TILE

Bath (3): -----

Bedroom

(1): CARPET

(2): CARPET

(3): CARPET

(4): TILE

(5): -----

<u>Stairs:</u>	<u>Stringers</u>		<u>Threads</u>		<u>Risers</u>	
	Size	Kind	Size	Kind	Size	Kind
Upper Stairs:	<u>CARPENTER BUILT</u>					
Basement Stairs:	<u>CARPENTER BUILT</u>					
Others:	<u>-----</u>					

Painting: One color choice by purchaser.

(Exterior Trim)	Coats <u>2</u>	Type <u>PAINT</u>
		<u>COLOR CHOICE</u>
(Siding)	Coats <u>ALUMINUM</u>	Type <u>BY PURCHASER.</u>
(Interior Walls)	Coats <u>2</u>	Type <u>LATEX (1 COLOR).</u>
		<u>STAIN & VARNISH</u>
(Wood Work)	Coats <u>2</u>	Type <u>ONE COLOR CHOICE.</u>
(Panelling)	Coats <u>NONE</u>	Finish <u>-----</u>
(Cabinets)	<u>PREFINISHED OAK</u>	
(Stairs)	<u>CARPET</u>	
(Basement Stairs)	<u>LOWER LEVEL CARPET - (BASEMENT STAIRS UNFINISHED)</u>	

Hardware:

(Finish) Brand KWIK SET

Finish ANT BRASS Baths Finish CHROME

Heating: Type: GAS FORCED AIR Furnace Make LENNOX - PULSE 97%

Model No. ----- Size (BTU) -----

Type of heat registers A.P.P.

A.P.P. No. of warm air outlets

A.P.P. No. of cold air returns

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NUMBER

ONE No. of zones
ONE No. of thermostats
YES Hood vented to exterior
YES Dryer Vented to EXTERIOR
YES Clothes shute
YES Central air (Carrier or equal)

Masonry (As per plan):

Exterior: Type of brick FACE Allowance 220/M
 Type of sills BRICK Size A.P.P.
 Chimney: Type PRE-FAB Cap METAL
 Size of flue A.P.P.
 Fireplace: Type of facing D/N/A
 Size of fire pot D/N/A
 Hearth (Size) D/N/A (Type) D/N/A
 Flue (Size) D/N/A (Type) D/N/A
 Others: Brick A.P.P. Also front of garage. RIGHT and LEFT
elevations approximately 4-ft. up.

Plumbing:	Make	Model	Size	Color
a) Tubs:	MANSFIELD OR EQUAL.			
	ONE PIECE FIBERGLASS TUB ENCLOSURE.		1-	YELLOW
	ONE PIECE FIBERGLASS SHOWER ENCLOSURE		1-	BLUE
b) Laboratories:	MANSFIELD OR EQUAL	DROP SINKS	2-	YELLOW 1- BLUE
c) Toilets:	MANSFIELD OR EQUAL		1-	YELLOW 1- BLUE
d) Kitchen sink:	DOUBLE STAINLESS STEEL.			
e) Faucets:	MOEN OR EQUAL			
f) Laundry tray:	YES			
g) Sump pump:	1 sump pump. 1 ejector pump.			
h) Hot water heater:	50 gallon			
i) Disposal	YES			
j) Gas oven & range:	NO	(GAS LINE AND ONE FROST PROOF SILLCOCK IN GARAGE.)		
k) Dishwasher	YES			

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- NOTE: a) Chrome shut-offs to be installed on all sinks and toilets.
 b) Rough plumbing to be copper.
 c) Plumbing contract covers 10' of cast iron from house to septic. Any additional shall be charged to septic.
 d) All plumbing shall be installed according to governing code and inspected by authorities.

Electrical:Scope

- a) Service 100 AMP 240 VOLT
- b) Breaker Panel 20 CIRCUIT
- c) Door Bell Wiring YES
- d) Thermostat (Make) HONEYWELL No. 1
- e) Furnace Wiring YES
- f) Disposal Wiring YES
- g) Dishwasher Wiring YES
- h) Well Wiring (220 V.) D/N/A
- i) Hood Wiring YES
- j) Silent Switches YES
- k) Range Wiring YES Oven Wiring YES
- l) Dryer Outlet YES
- m) Gas oven & range (Make) _____ Model) _____
- n) Hook up fan (Make) YES
- o) \$1,800.00 ALLOWANCE FOR KITCHEN APPLIANCES.
- p) \$250.00 ALLOWANCE FOR ELECTRICAL FIXTURES, INTERIOR & EXTERIOR.
- q) 220 VOLT ELECTRIC LINE IN GARAGE. SPOT LIGHTS - (ABOVE PATIO DOOR, ABOVE FRONT GARAGE DOOR.)

NOTE: All wiring shall meet COOK County standards and shall be inspected by County authorities. Type of wiring shall be COPPER.

Cabinets & Vanities: Make MERTILLAT OR EQUAL

Finish BURNWYCK OAK Cutting Board YES

Bread Box YES Cutlery drawer YES

Tops: Kitchen FORMICA OR EQUAL

Powder Room FORMICA

Main Bath FORMICA

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Number Bath COMMENTS 3 0 3 0 4 3

Well: NONE

Septic: NONE

Extras: All extras shall be paid ~~XXXXXX XXXX XXXX XXXX~~ (SEE EXHIBIT A)

Clean up: All debris shall be taken away from job site.

Others: SEE EXHIBIT A & B . House shall be set on lot to allow for side drive.

See EXHIBIT B for features not listed on this spec sheet.

Purchaser agrees to pay additional \$ 300.00 for revised Blueprints.

Guarantee: Structure shall be guaranteed for 1 year against faulty workmanship, or mechanical failure of items installed under this contract. We accept no responsibility for damages due to abuse, wind, hail, or acts of God.

Accepted by owner *Manuel Kolodziej*

By _____

Contract Price: _____

ALLOWANCES:

CARPET	\$2,500.00
TILE	\$2,000.00
ELECTRICAL FIXTURES	\$ 250.00
LANDSCAPING	\$2,000.00
APPLIANCES	\$1,800.00

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Law Offices of D. R. Ford
101 W. Main St.
Bensenville, IL. 60106



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