

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

3 0 3 0 3 2 6 6

88303266

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.

C-119951A

THE GRANTORS Janet E. Golden a/k/a
Janet Jaros and Steven Jaros, her husband

of the village of Arlington Heights Cook
State of Illinois for and in consideration of

DEPT-01 \$12.00
T#4444 TRAN 0792 07/12/88-10 15:00
#3032 # D *-88-303266
COOK COUNTY RECORDER

ten DOLLARS,
and other valuable consideration hand paid,
CONVEY and WARRANT to Sharon K. Winter,

divorced and not remarried of 300 E. Hiawatha
Mt. Prospect, Ill

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the
Parcel 1:

Unit 11-D-5 in Windgate condominiums as delineated on a survey of
the following described real estate: That part of Lot 1 in
Arlington Centre, being a Subdivision of part of the South 1/2 of
the South West 1/4 of Section 10, Township 41 North, Range 11 East
of the Third Principal Meridian, in Cook County, Illinois which
survey is attached as Exhibit "A" to the Declaration of
Condominium recorded as Document Number 85075203 together with its
undivided percentage interest in the Common Elements.
SCHEDULE A-SECTION 1 (cont.)

Parcel 2:

Basement for the benefit of Parcel 1 as Set forth in Declaration
of Easements filed as Document LR3131989 and amended by Document
LR3261294 in Cook County, Illinois, and created by Deed made by
Harris Bank Hinsdale Trust No. L-890 to Janet E. Golden and
recorded August 16, 1985 as Document 8549775 for ingress and
egress.

Permanent Real Estate Index Number(s): 08-10-302-045-1073

Address(es) of Real Estate: 575 Windgate Arlington Heights, Ill

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Janet E. Golden a/k/a Janet Jaros
Steven Jaros
-88-303266

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



Janet E. Golden a/k/a Janet Jaros and Steven Jaros
her husband personally known to me to be the same person as whose name as subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that he 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 1st day of June 1988

Commission expires Feb 18 1990 Jacqueline M. Grundmann NOTARY PUBLIC

This instrument was prepared by Robert A. Lewinthal, 800 Waukegan Rd., Glenview (NAME AND ADDRESS)

Colavazzi Bank: 1225 W. 22nd Street, Oak Brook, IL 60151

Anita S. Cutts
613 S. Emerson St
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

575 Windgate
Arlington Heights, Ill 60005

\$12.00

88303266

AFFIX RIDER

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSFER TAX

PROPERTY VALUE	250.00
TAX RATE	20%
TAX AMOUNT	50.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUL 2000

50.00

COOK COUNTY CLERK'S OFFICE

88333266
99233388



UNOFFICIAL COPY

\$12.00

RECORDERS OFFICE BOX NO. OR

SEND SUBSEQUENT TAX BILLS TO:

613 S. Emerson St
Anita S. Galtz

Goldwell Banker
1223 1/2 N. 2nd Street
Oak Brook, IL 60075

This instrument was prepared by Robert A. Lewinthal, 800 Waukegan Rd., Glenview, IL 60025

Given under my hand and official seal, this 18th day of July, 1990, at Glenview, Illinois.
Commission expires July 18, 1990
Notary Public
F. W. W. C.



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 Janet E. Golden a/k/a Janet Jaros and Steven Jaros her husband to me to be the same persons, whose names 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.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)
Janet E. Golden
a/k/a Janet Jaros
Steven Jaros
-88-303266- (SEAL)

DATED this 18th day of June, 1988

Address(es) of Real Estate: 575 Windgate, Arlington Heights, Ill.

Permanent Real Estate Index Number(s): 08-10-302-045-1073

Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of

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

THE GRANTORS Janet E. Golden a/k/a Janet Jaros and Steven Jaros, her husband of the Village of Arlington Heights Cook State of Illinois for and in consideration of

DEPT-01
T#4444 TRAN 0792 07/12/88 10.15.00
#0032 # ID *--88--303266

88303266

NO. 808
February, 1985
WARRANTY DEED
STATUTORY (ILLINOIS)
(Individual to Individual)

LEGAL FORMS
GEORGE B. COLE

C-119951A

93203266

AFFIX "RIDERS" OR REVENUE STAMPS HERE

UNOFFICIAL COPY



99200088

Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$50.50
JUL 08 2008
COOK COUNTY CLERK'S OFFICE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
\$50.50
JUL 08 2008
COOK COUNTY CLERK'S OFFICE

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

FHA/VA PLANNED UNIT DEVELOPMENT RIDER CASE # 131-542576-0-703

This FHA/VA PUD Rider is made this 20TH day of JUNE 1988 and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Deed to Secure Debt (herein "security instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to AMERISTAR FINANCIAL CORPORATION, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (herein "Lender") and covering the Property described in the security instrument and located at 712 KENNETH CIRCLE, ELGIN, IL 60120 (Property Address)

The Property includes, but is not limited to, a parcel of land improved with a dwelling together with such other parcels and certain common areas and facilities, as described in THE COVENANTS, CONDITIONS AND RESTRICTIONS OF: (the "Declaration").

The Property is part of a planned unit development known as _____ (the "PUD").
(Name of Planned Unit Development)

PUD Covenants. In addition to the covenants and agreements made in the security instrument, Borrower and Lender further covenant and agree as follows:

- A. Assessments.** Borrower shall promptly pay, when due, all assessments imposed by the Owners Association or other governing body of the PUD (herein "Owners Association") pursuant to the provisions of the declaration, by-laws, code of regulations or other constituent document of the PUD. Any lien on the property resulting from Borrower's failure to pay such assessments when due shall be subordinate to the lien of the security instrument.
- B. Hazard Insurance.** So long as the Owners Association maintains a "master" or "blanket" policy insuring the Property which provides insurance coverage against fire, hazards included within the term "extended coverage," and such other hazards as Lender may require, and in such amounts and for such periods as Lender may require, then:
- (i) Lender waives the provision in the security instrument for the monthly payment to Lender of one-twelfth of the premium installments for hazard insurance on the Property;
 - (ii) Borrower's obligation under the security instrument to maintain hazard insurance coverage on the Property is deemed satisfied; and
 - (iii) the provisions in the security instrument regarding application of hazard insurance proceeds shall be superseded by any provisions of the declaration, by-laws, code of regulations or other constituent document of the PUD or of applicable law to the extent necessary to avoid a conflict between such provisions and the provisions of the security instrument. For any period of time during which such hazard insurance coverage is not maintained, the immediately preceding sentence shall be deemed to have no force or effect. Borrower shall give Lender prompt notice of any lapse in such hazard insurance coverage.
- In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common areas and facilities of the PUD, any such proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any, paid to Borrower.
- C. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, partition or subdivide the Property or consent, to:
- (i) the abandonment or termination of the PUD, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
 - (ii) any material amendment to the declaration, by-laws or code of regulations of the Owners Association, or equivalent constituent document of the PUD, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the PUD; or
 - (iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the PUD.
- D. Remedies.** If Borrower breaches Borrower's covenants and agreements hereunder, including the covenant to pay when due condominium assessments, said breach shall constitute a default under the provisions of the National Housing Act and under the security instrument. Upon such default by Borrower and with consent of the Federal Housing Commissioner, Lender may, at Lender's option invoke any remedies provided under the security instrument, including but not limited to, declaring the whole of the indebtedness secured hereby to be due and payable.
- E. Resolution of Inconsistency.** If this security instrument and Note be insured under the National Housing Act, the applicable section(s) and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provision of this or other instruments executed in connection with this security instrument and Note which are inconsistent with such section(s) of the National Housing Act or Regulations are hereby amended to conform thereto.

In Witness Whereof, Borrower has executed this FHA/VA PUD Rider.

Marie J. Randazzo Borrower _____ Borrower
MARIE J. RANDAZZO Borrower _____ Borrower

Borrower _____ Borrower

Borrower _____ Borrower