

UNOFFICIAL COPY

WARRANTY DEED

8 9 4 3 6 4 2 6

Joint Tenancy Illinois Statutory

(Individual to Individual)

89436426

(The Above Space For Recorder's Use Only)

THE GRANTOR S. MURRAY A. HEITZER AND FAITH M. HEITZER, HIS WIFE
of; 216 North Morris Drive,
of the Village of Palatine County of Cook State of Illinois
for and in consideration of TEN (\$10.00) DOLLARS.
and other good and valuable consideration _____ in hand paid,
CONVEY and WARRANT to FRED RADDATZ and KATHLEEN RADDATZ, his wife,
W. (NAMES AND ADDRESS OF GRANTEES)
4540 S. Troy, Chicago, Illinois

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:

Lot 29, Block 20 in Winston Park Northwest, Unit No. 2, being a subdivision
in Section 13, Township 42 North, Range 10 East of the Third Principal
Meridian, in Cook County, Illinois according to the plat thereof recorded
in the Recorder's office of Cook County, Illinois as document number 17536792,
and re-recorded on June 30, 1959 as document no. 17584144 in Cook County,
Illinois.

Permanent Index No. 02-13-312-020

Subject to General taxes for the year 1988 and subsequent years.
Zoning and building laws and ordinances.
Building and building line restrictions, covenants and conditions of
record.

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 18th day of May 1989

Murray A. Heitzer (Seal) Faith M. Heitzer (Seal)
Murray A. Heitzer Faith M. Heitzer

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

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
Murray A. Heitzer and Faith M. Heitzer, his wife who are

" OFFICIAL SEAL Personally known to me to be the same person, whose name
JACQUELINE F. CAMPBELL subscribed to the foregoing instrument, appeared before me this day in person,
NOTARY PUBLIC, STATE OF ILLINOIS and acknowledged that they signed, sealed and delivered the said instrument
MY COMMISSION EXPIRES 1/9/93 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 18th day of May 1989

Commission expires 1/9 1993 Jacqueline F. Campbell NOTARY PUBLIC

This instrument was prepared by Garr & DeMaertelaere, Ltd., 50 Turner Avenue
Elk Grove Village, Illinois 60007 (NAME AND ADDRESS)

MAIL TO: Ed Burns, Esquire (Name)
6315 S. Central (Address)
Chicago, Illinois 60638 (City, State and Zip)

ADDRESS OF PROPERTY:
216 North Morris Drive

Palatine, Illinois 60067

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

SEND/SUBSEQUENT TAX BILLS TO:
Fred Raddatz (Name)

OR RECORDER'S OFFICE BOX NO. _____

(Same as Above) (Address)

C31043 (2013)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

89436426

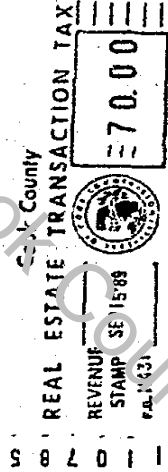
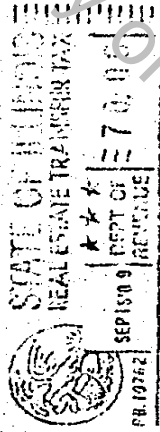
DOCUMENT NUMBER

UNOFFICIAL COPY

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DEPT-01 RECORDING \$12.25
T#4444 TRAN 0182 09/15/89 14:21:00
#2444 # D *-89-436426
COOK COUNTY RECORDER

89-436426



Property of Cook County Clerk's Office

436426

124 Mail

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Handwritten signature

Property of Cook County Clerk's Office

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10785
REVENUE
STAMP SEP 15 89
Cook County
REAL ESTATE TRANSACTION TAX
70.00

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#2444 # ID * 89-436426
COOK COUNTY RECORDER

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5019955

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on SEPTEMBER 14, 19 89 The mortgagor is FRED W. RADDATZ AND KATHLEEN A. RADDATZ HIS WIFE

("Borrower"). This Security Instrument is given to HOUSEHOLD BANK FSB, A FEDERAL SAVINGS BANK which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is 255 EAST LAKE STREET, FLOOMINGDALE, IL 60108 ("Lender").

Borrower owes Lender the principal sum of NINETY NINE THOUSAND AND NO/100-----

-----Dollars (U S \$ 99,000.00). 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 OCTOBER 1, 2019. 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:

LOT 29, BLOCK 20 IN WINSTON PARK NORTHWEST, UNIT NO. 2 BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 17536792, AND RE-RECORDED ON JUNE 30, 1959 AS DOCUMENT NUMBER 17584144 IN COOK COUNTY, ILLINOIS.

PIN# 02-13-312-020

which has the address of 216 N. MORRIS (Street) PALATINE (City) Illinois 60067 ("Property Address"); [Zip Code]

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 seized 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.

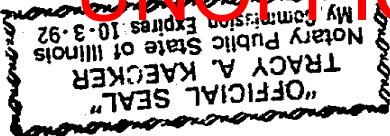
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

C31043 (30/3)

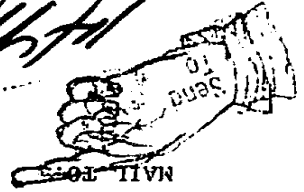
Title Order #

89436427

UNOFFICIAL COPY



PREPARED BY: WALTER O. MAUL, JR.
HOUSEHOLD BANK FSB
255 EAST LAKE STREET
BLOOMINGDALE, IL 60108



Tracy A. Kaecker
Notary Public

My Commission expires: 10-3-92

Given under my hand and official seal, this 14TH day of SEPTEMBER, 1989, 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 this day in person, and acknowledged that they

do hereby certify that FRED W. RADDATZ AND KATHLEEN A. RADDATZ HIS WIFE, personally known to me to be the same person(s) whose name(s) ARE I, THE UNDERSIGNED, a Notary Public in and for said county and state,

STATE OF ILLINOIS, COOK County ss:

COOK COUNTY RECORDER

(Space Below This Line For Acknowledgment)
#2445 # D * 89-436427

DEPT-01 RECORDING \$14.25
T#4444 TRAN 0182 09/15/89 14:21:00

(Seal) _____
-Borrower
(Seal) _____
-Borrower
(Seal) _____
KATHLEEN A. RADDATZ HIS WIFE
-Borrower
(Seal) _____
FRED W. RADDATZ
-Borrower

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.

- Other(s) [specify]
- Graduated Payment Rider
- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Planned Unit Development Rider

23. Rider 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 this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable boxes]

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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.

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; and (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.

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