

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

89488020

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

THE GRANTOR HOMERO ALVARADO, A BACHELOR

of the CITY of CHICAGO County of COOK
State of ILLINOIS for and in consideration of
TEN AND no/100*****
***** DOLLARS,
***** in hand paid,

CONVEY S and WARRANTS to ANDREW LEE
6603 W. Beckwith
Morton Grove, Illinois 60053

DEPT-01 RECORDING \$12.25
T62222 TRAM 3394 10/16/89 09:47:00
\$2439 = EL * - 89 - 48 31121
COOK COUNTY RECORDER
89488020

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 81 in Winslow's subdivision of part of Block 21, in the Canal Trustees subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-124-020

Property Address: 2046 W. Grand Chicago, Illinois.

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

DATED this 13th day of July 1989

PLEASE PRINT OR SIGNATURE(S) (SEAL) (SEAL)

TYPE NAME(S) BELOW (SEAL) (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

Homero Alvarado personally known to me to be the same person whose name *TL* subscribe to the foregoing instrument, appeared before me this day in person, and acknowledged that *HL* signed, sealed and delivered the said instrument as *HL* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
DONNA M. LEONARD
Notary Public, State of Illinois
My Commission Expires April 30, 1993

Given under my hand and official seal, this 13th day of July 1989
Commission expires 4/30/1993 *Donna M. Leonard*
NOTARY PUBLIC

This instrument was prepared by *Richard ...* 34023 Wagon Hill
(NAME AND ADDRESS)

MAIL TO { Andrew Lee
(Name)
6603 W. Beckwith
(Address)
Morton Grove, Ill.
(City, State and Zip) 60053

ADDRESS OF PROPERTY: 2046 W. Grand Chicago, Ill.
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO ANDREW LEE
6603 W. Beckwith, Morton Grove, Ill.
(ADDRESS) 60053

OR RECORDERS OFFICE (CHECKED)

89488020
STATE OF ILLINOIS
REAL ESTATE TAX DEPARTMENT
02088768
1000

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

137080110

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 OCT 16 AM 11:40

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[Space Above This Line For Recording Data]

14⁰⁰

MORTGAGE

ANL 89-28-627A

THIS MORTGAGE ("Security Instrument") is given on OCTOBER 13, 1989. The mortgagor is GEORGE CARAGIANNIDES, MARRIED TO TINA CARAGIANNIDES ("Borrower"). This Security Instrument is given to

NORTH COMMUNITY BANK, which is organized and existing under the laws of ILLINOIS, and whose address is

3639 NORTH BROADWAY, CHICAGO, ILLINOIS 60613 ("Lender"). Borrower owes Lender the principal sum of FIFTY THOUSAND DOLLARS & NO/100

Dollars (U.S. \$50,000.00). 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 13, 1992. 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 8 IN BLOCK 24 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPTING THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD) IN COOK COUNTY, ILLINOIS. TAX ID NO. 13-13-203-002

THIS IS A SECOND MORTGAGE.

"Mortgagor on behalf of himself/herself and each and every party claiming by or through mortgagor, hereby waives and releases any and all rights of redemption, statutory or otherwise, without prejudice to mortgagee's right to any remedy, legal or equitable which mortgagee may pursue to enforce payment or effect collection of all or any part of the indebtedness secured by this mortgage and without prejudice to mortgagee's rights to a deficiency judgment or any other appropriate relief in the event of foreclosure of this mortgage."

which has the address of 2619 WEST LAWRENCE AVENUE CHICAGO, Illinois 60625 ("Property Address"); (Street) (City) (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 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 DOCUMENT PREPARED BY GERALD S. ROMAN NORTH COMMUNITY BANK 3639 N. BROADWAY, CHICAGO, IL 60613

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UNOFFICIAL COPY

30X333

ATTENTION: GERALD S. ROMAN
CHICAGO, ILLINOIS 60613
3639 NORTH BROADWAY
NORTH COMMUNITY BANK

PLEASE MAIL TO:

(Space Below This Line Reserved For Lender and Recorder)

10/28/89

My Commission expires:

Given under my hand and official seal, this 13TH day of OCTOBER, 1989.
Mark L. Gorman
Notary Public

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 T. he X...

... TINA CARAGIANNIDES, personally known to me to be the same person(s) whose name(s) ARE...

do hereby certify that...

GEORGE CARAGIANNIDES, MARRIED TO TINA CARAGIANNIDES, AND

I, STRATTE P. COORLAS

County ss:

COOK

(X) *Tina Caragiannides*
TINA CARAGIANNIDES
Borrower (Seal)

(X) *George Caragiannides*
GEORGE CARAGIANNIDES
Borrower (Seal)

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

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

Instrument. [Check applicable boxes]

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 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.

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 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.

NON-UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:

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