ILLINOIS WARRANTY DEED

90035875

THE GRANTOR(S)

RACINE ASSOCIATES an Illinois general partnership

of the City of Chicago, County of Cook
State of Illinois for and in consideration of
Ten Dollars (\$10.00), in hand paid, hereby
CONVEY(S) and WARRANT(S) to the Grantee,
American National Bank and Trust Company of (The above space for
Chicago, as Trustee U/T/A dated Jan. 5,1990 Recorder's use only)
known as (Name and Address of Grantee) No.110-148-00
the Real Estate situated in the County of Cook in the State of Illinois
legally described on Exhibit A attached hereto, and hereby releasing and
waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois, if any.

Permanent Real Estate Index Number(s): 14-28-315-028

Address(es) of Real Estate: 2403-2407 N. Orchard St., Chicago

2 | 6 0 7 3

O,

Dated this 29th day of December, 1989		
GRANTOR(S): L ALLOAL	Willes J. Hante	
David W. Pequet L. Hary Len. L.	Nicholas J. Kesstering	
J. Gary Fencil	Châd Schultz	

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 David W. Pequet,
Nicholas J. Kesslering, J. Carv Fencik and Chad
Schultz, all General Partners of Racine Associates
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
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

Given under my hand and official seal, this _____ day of December, 1989

homestead.

Commission expires All MIST 22 19 43 COROLATA G Notary Public 9

ELIZABETH J. BOHAN
NOTARY PUBLIC STATE OF ILLINOI
HY COMPASSION EXP. AUS. 22.19

This instrument was prepared by Wendy Freyer, Gardner, Carton & Doug Liv Corganium EXP. Aug. 22,19
N. Clark Street, Suite 3400, Chicago, IL 60610-4795

MAIL TO: (BOX 198 - J. LAnce)

SEND SUBSEQUENT TAX BILLS TO:

MARION CAMERUN

SOL SHERIDAY RD

WILMETTE, ZZ. 6091

7125.00 Ok 107

475.00

Property of Coot County Clert's Office

EXHIBIT A

THE WEST SEVENTY (70) FEET (EXCEPT THE NORTH FIFTY (50) FEET THEREOF) OF LOT TWENTY ONE (21) IN THE SUBDIVISION OF OUT LOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION TWENTY EIGHT (28), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14) EAST OF THE TON SPALE.

TOPOPORTY OF COOK COUNTY CLOTH'S OFFICE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

	UNOFFICIALIZOPY 3
ST	ATE OF ILLINOIS)
COI) ss. UNTY OF COOK)
	•
	David W. Pequet, being duly sworn on oath, states at
The	at the attached deed is not in violation on Paragraph 1 of Chapter 109 of a Illinois Revised Statutes for one of the following reasons:
A .)	Said Act is not applicable as the grantors own no adjoining property to the premises described in said deedOR-
В.	The conveyance falls in one of the following exemptions enumerated in said Paragraph 1:
1.	The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2.	The division of lots or blocks of less than 1 acre in any recorded sub- division which does not involve any new streets or easements or access;
3.	The lale or exchange of parcels of land between owners of adjoining and contiguous land;
4.	The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6.	The conveyance of land for highway or other public purposes or grants or conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7.	Conveyances made to correct description in prior conveyances;
8.	The sale or exchange of parcels of tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9.	The sale of a single lot of less than 5 acres from a higher tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any sursequent lots from the same larger tract of land, as determined by the dimentions and configuration of the larger tract on October 1, 1973.
CIRC	CLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.
indu atta	Affiant further states that he makes this affidavit for the purpose of acing the Recorder of Deeds of Cook County, Illinois, to accept the ached deed for recording.
	x Rdh. At

David W. Pequet

SUBSCRIBED and SWORN to before me this 2 day of January , 1990.

OFFICIAL SEAL

ELIZABETH J. BOHAN

NOTARY PUBLIC STATE OF ILLINOIS

MY CONTINSION EXP. AUG. 22,1923

Proberty of Coof County Clark's Office

90035876

(Space Above This Line For Recording Data)

This instrument was prepared by:

Carole M. Bull

MORTGAGE

January 22, THIS MORTG/GI ("Security Instrument") is given on an arry 22,

90 The mortgage is MERICAN NATIONAL BANK AND TRUST AS TRUSTEE U/T/A DTD 1/5/90

A/K/A TRUST # 110145-00 ("Borrower") This Security Instrument is given to the laws of the State of Illinois and whose address is WOLF ROAD, WESTERN SPRINGS, ILLINOIS 60558 Borrower owes Lender the principal sun of SEVEN HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100*** secures to Lender: (a) the repayment of the deby evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, viria interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrover's covenants and agreements under this Security Instrument and

THE WEST SEVENTY (70) FEET (EXCEPT THE NORTH FIFTY (50) FEET THEREOF) OF LOT TWENTY ONE (21) IN THE SUBDIVISION OF OUT LOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION TWENTY EIGHT (28) TOWNSHIP FORTY (40) NORTH, RI.
CITTS OFFICE RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-28-315-028

90035876

CHICAGO.. which has the address of 2403-07 NORTH ORCHARD STREET [Zip Code] ("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

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.

Western Springs IL 60558

Please return recorded document to: Western Springs National Bank and Trust

(604/98- J. URXOL

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SANK AND TRUST	AMERICAN, NATIONAL.	
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breach of any covenant or agreement in this Security Instrument (but not 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 in the date the notice may result in acceleration of the sums 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 nonexistence 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 by judicial proceeding.

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