

WARRANTY DEED
 State of ILLINOIS
 (Individual to individual)

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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.

THE GRANTOR **PETER A. RADKIN**, married to **JOANN RADKIN**, **FELICIA GREY**, married to **RUDOLPH GREY**, and **ANTHONY R. RADZUKINAS**, divorced and not since re-married,

of the City of **Chicago** County of **Cook**
 State of **Illinois** for and in consideration of

Ten and no/100 (\$10.00)

and other good and valuable consideration **DOLLARS**,
 in hand paid,

CONVEY and WARRANT to

PATRICIA D. JOHNSON

1929 South Spaulding, Chicago, IL

(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

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

Lot 2 in Block 2 in Robert C. Givin's Subdivision of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

30147106

THIS IS NOT HOMESTEAD PROPERTY OF JOANN RADKIN AND RUDOLPH GREY.

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

Permanent Real Estate Index Number(s): **19-24-411-019, vol. 403**

Address(es) of Real Estate: **6804 South Artesian, Chicago, IL 60629**

DATED this **29th** day of **March** 19 **90**

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

PETER A. RADKIN (SEAL) **FELICIA GREY** (SEAL)

ANTHONY R. RADZUKINAS (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

FELICIA GREY, married to RUDOLPH GREY,

IMPRESS
 SEAL
 HERE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s h e signed, sealed and delivered the said instrument as her 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

Commission expires **Jan. 24, 1991**

This instrument was prepared by **Keith E. Davis, 416 E. 71st Street, Chicago, IL 60619**
 (NAME AND ADDRESS)

ABBEY BOTKIN, ESQ.

77 W. Washington - Ste. 1717

Chicago, IL 60601

(City, State and Zip)

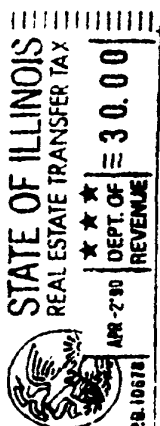
SEND SUBSEQUENT TAX BILLS TO

Patricia D. Johnson

6804 South Artesian

Chicago, IL 60629

(City, State and Zip)



UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

90147106

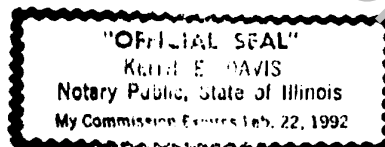
DEPT. OF REVENUE 115 25
 THE STATE OF ILLINOIS 04 03 PM 11 34 00
 HALL # 15 N 20-147106
 COOK COUNTY RECORDER

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER A. RADKIN, married to JOANN RADKIN and ANTHONY R. RADZUKINAS, divorced and not since remarried, 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 homestead.

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Given under my hand and official seal, this 31st day of March, 1990
 Commission expires Feb 22 1992 Kathleen Davis
 NOTARY PUBLIC



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Property of Cook County Clerk's Office

30147107

[Space Above This Line For Recording Data]

FHA Case No.

131:6032577:703

State of Illinois

MORTGAGE

THIS MORTGAGE ("Security Instrument") is made on **MARCH 31st**, 1990.
 The Mortgagor is **PATRICIA D. JOHNSON, MARRIED TO ROBERT LEE JOHNSON**

whose address is **6804 S. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60629**

, ("Borrower"). This Security Instrument is given to

THE FIRST MORTGAGE CORPORATION

which is organized and existing under the laws of **ILLINOIS**, and whose

address is **19831 GOVERNORS HIGHWAY, FLOSSMOOR, ILLINOIS 60422**

("Lender"). Borrower owes Lender the principal sum of

THIRTY THOUSAND SEVEN HUNDRED SEVENTY SIX AND NO/100

Dollars (U.S. \$ **30,776.00**)

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 **APRIL 1, 2020**.

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 6 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 2 IN BLOCK 2 IN ROBERT C. GIVIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX I.D. #19-24-411-019

**PROPERTY ADDRESS: 6804 S. ARTESIAN AVENUE
CHICAGO, ILLINOIS 60629**

which has the address of **6804 S. ARTESIAN AVENUE, CHICAGO**
 Illinois **60629**

[ZIP Code], ("Property Address");

[Street, City],

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.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

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

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender 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 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

18. 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.

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