Statutor VL I IOIS (Individual to Edividual

PETER A. RADKIN, married to JOANN RADKIN, FELICIA GREY, married to RUDOLPH GREY, and ANTHONY R. RADZUKINAS, divorced and not since remarried,

City of the State of Illinois Chicago

County of Cook for and in consideration of

90147106

Ten and no/100 (\$10.00)

DOLLARS, and other good and valuable consideration paid,

and WARRANT

PATRICIA D. JOHNSON

1929 South Spaulding, Chicago, IL

(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

in the

the following described Real Estate situated in the County of 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.

> > 90147106

THIS IS NOT HOMESTEAD PROPERT! 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

μ 90

PLLASI

PRINTOR

FELICIA GRE

March

day of

(SEAL)

LYPE NAME(S) BELOW

SIGNATURE(S)

ANTHONY R. RADZUKINAS

(SEAL)

01-15 State of PRIMARE, County of

CUYPHOGA

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

SEM

HERI

personally known to me to be the same personwhose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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

JEARNS A. KUSTY, Motory Public

Commission expires My commission expires Jan. 24, 149-19

This instrument was prepared by Keith E. Davis, 416 E. 71st Street, Chicago, II, 60619

ABBEY BOTKIN, ESQ.

W. Washington - Ste. 1717

(Address)

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) 11111

2

111



9 9

UNOFFICIAL COPY

* . * t .

Warranty Deed

70

Property of Cook County Clerk's Office 90147106

GEORGE E. COLES

UNOFFICIAL COPY6

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 ANHHONY 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.

Given under my hand and official seal, this 3151 cay of March 1990

Commission expires 121, 33 1990 Commission expires 121, 33

"OFFICIAL SCAL"

Kerrif E "NAVIS

Notary Public, State of Illinois
My Commission Express tob. 22, 1992

90137306

13.95

UNOFFICIAL COPY

Property of Cook County Clerk's Office

(Space Above This Line For Recording Data) -

State of Illinois

MORTGAGE

FHA Case No.

131:6032577:703

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

, 1990

680. 3. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60629 whose address is

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

THE FIRST MORTCAGE CORPORATION

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

address is 19831 GOVERNORS BIGHWAY, 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 mombly payments, with the full debt, if not paid earlier, due and payable on . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced APRIL 1, 2020 by the Note, with interest, and all renewals, extension 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 No'c. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

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 2/, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Clart's Office

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

PROPERTY ADDRESS: 6804 S. ARTESIAN AVENUE

CHICAGO, ILLINOIS 60629

which has the address of Illinois 60629

6804 S. ARTESIAN AVENUE, CHICAGO [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.

Elossmook, illinois 60422 20172108 19831 COVERNORS HIGHWAY THE FIRST MORTGAGE CORPORATION DONNA DAVIS This Instrument was prepared by: My Commission Expires 9/1/93 Notary Public, State of Illingly Public Mary Ann Bunnell My Commission expires: d and denvered the sale man official seal, this OFFICIAL SEAL." MARC Tiodsfree and voluntary act, for the uses and purposes therein set forth. rigned and delivered the said instrument subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged the cue y , personally known to me to be the same person(s) whose name(s) PATRICIA D. JOHNSON, MARRIED TO ROBERT LEE JOHNSON (and) ROBERT LEE JOHNSON, MARRIED TO PATRICIA D. JOHNSON 1641 , a Notary Public in and for said county and state do hereby certify THE UNDERSIGNED COOK County ss: STATE OF ILLINOIS, Borrower BOTTOWET HIS WAIVER OF HOMESTEAD (Seal) SOLELY FOR THE PURPOUR OF PERFECTING (Seal) (ROBERT LEE JOHNSON IS SIGNING THIS DOCUMENT (Seal) BOTTOWer (Seal) Witnesses: executed by Borrower and recorded with it. BY SIGNING BELOW, Borrower accepts and agrees to the terms on its ned in this Security Instrument and in any rider(s) Graduated Payment Rider Planned Unit Development Rider Adjustable Rate Rider Condominium Rider Growing Equity Rider and agreements of this Security Instrument as if the rider(s) vere in a part of this Security Instrument. [Check applicable box(es)] Riders to this Security Instrument. If one of incorporated into and shall amend and supplement the covenants

proof of such incligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive Instrument. A written statement of any awardized agent of the Secretary dated subsequent to for insurance under the National Fig. sing Act within 90 DAYS from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Acceleration Clause. Bor row et agrees that should this Security Instrument and the note secured thereby not be eligible HERBERT CONTROL CONTROL

201261-06-4 IF With 00 ts 11 06/20/40 2900 Minus 1 1/24: owi idouae Telikasi 32, 311

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

of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the secretary.

OFFICE

without charge to Borrower. Borrower shall pay any recordation costs. 18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument.

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' tees and costs of title evidence. 17, Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this

NON-DUIFORM COVENAUTS. Bortower and Lender further covenant and agree as follows: