

WARRANTY DEED
State of ILLINOIS

(Individual to Individual)

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91187659

THE GRANTORS, SCOT C. HATHAWAY AND BONNIE K. HATHAWAY, HUSBAND AND WIFE

of the City of Evanston County of Cook
State of Illinois for and in consideration of

ten and no/100s DOLLARS,
In hand paid,

CONVEY and WARRANT to
JUDITH A. GRAVDAL, divorced and not since remarried,
1723 Greenwood, Evanston, Illinois

(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:

UNIT NUMBER 1 "A" AS DELINEATED ON SURVEY OF THE GREENWOOD CONDOMINIUM OF THE EAST 70 FEET OF THE WEST 141 FEET OF LOTS 10 AND 11 IN BLOCK 32 IN EVANSTON IN THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 18, TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LEE EDWARD WOLF AND DUANE WOLF, HIS WIFE, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24112777 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Real Estate Transfer Tax
CITY OF EVANSTON \$11.91800

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): 11-18-415-025-1001

Address(es) of Real Estate: 427 Greenwood Unit 1W, Evanston, Illinois

DATED this 22nd day of April 19 91

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
SCOT C. HATHAWAY (SEAL) BONNIE K. HATHAWAY (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 SCOT C. HATHAWAY AND BONNIE K. HATHAWAY, HUSBAND AND WIFE

" OFFICIAL SEAL " personally known to me to be the same person as whose name 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.
ALAN D. SHULTZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/29/95

Given under my hand and official seal, this 22nd day of April 19 91

Commission expires 1/29 1995 Alan D. Shultz NOTARY PUBLIC

This instrument was prepared by Alan D. Shultz 18 Green Bay Road Winnetka, Ill. 60093 (NAME AND ADDRESS)

91187659
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
200.00
100.00
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NUMBER

REI Subl. C-46756 1 of 2

MAIL TO Scott Summers (Name)
41A South Boulevard (Address)
Oak Park, Illinois 60302 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
JUDITH GRAVDAL (Name)
427 GREENWOOD, #1102 (Address)
EVANSTON, IL 60201 (City, State and Zip)

1300

OR RECORDER'S OFFICE BOX NO. 169

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

91-07659

1991 APR 23 PM 4:17

GEORGE E. COLE
LEGAL FORMS

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CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 22ND day of APRIL, 1991, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

FIRST ILLINOIS BANK OF EVANSTON, N.A.

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

427 GREENWOOD #1W EVANSTON ILLINOIS 60201

[Property Address]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

THE GREENWOOD

[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

MULTISTATE CONDOMINIUM RIDER-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3140 9/90

Page 1 of 2

8 (9103)

VMP MORTGAGE FORMS (313)903-6100-(800)621-7101

"FCOR

LOAN NUMBER: GR 20

11

91187659

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91187659

 (Seal) Borrower

 (Seal) Borrower

 (Seal) Borrower

 (Seal) Borrower

James A. [Signature]

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 10.

F. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any encumbrance to any provision of the Condominium Documents if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptible to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

Property of Cook County