

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor s... Clarence G. Jett and Lela Jett,
his wife

of the County of Cook and State of Illinois, for and in consideration of the sum
of Ten and 00/100 Dollars,

is 10.00 Dollars, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, convey and Warrant unto Bank of Chicago/Garfield Ridge, an Illinois bank
ing corporation of Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee
under the provisions of a certain Trust Agreement, dated the 31st day of May, 1991, and known as Trust Number
91-5-12

the following described real estate in the County of Cook and State of Illinois, to-wit:
Lot 28 and the South 1/2 of Lot 29 in Block 40 in Frederick H. Bartlett's Second
Addition to Garfield Ridge, being a subdivision of the West 1/2 of the West 1/2 of the
Northeast 1/4 of Section 17, Township 38 North, Range 13 East of the Third Principal
Meridian in Cook County, Illinois.

SUBJECT TO general taxes for 1990/91; building lines and building laws and
ordinances; easements for public utilities which do not underlie the improvements on
the property; other covenants and restrictions of record which are not violated by the
existing improvements on the property

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in
said Trust Agreement set forth

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase,
to sell on any terms, to convey, either with or without consideration, to convey said real estate or any part thereof to a successor
or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said
Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate,
or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the future and upon any
terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend
leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof
at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase
the whole or any part of the townland and to contract respecting the manner of fixing the amount of present or future rentals, to partition
or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any
kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof,
and to deal with said real estate and every part thereof in all other ways and for such other considerations as would be lawful for any
person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times
hereafter

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate
or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money,
rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said
Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease
or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property shall be conclusive evidence in
favor of every person relying upon or claiming under any such conveyance, lease or other instrument, in that at the time of the delivery
thereof the trust created by this deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument
was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) the conveyance
made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully
vested with all the title, estate, rights, powers, authorities, duties and obligations of the Trustee or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Trustee, neither individually or as Trustee, nor its
successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they
or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust
Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection
with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact,
in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust
and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness
except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge
thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date
of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any
of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, and such
interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or
to said trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note
in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of
similar import, in accordance with the statute in such case made and provided.

And the said Grantors hereby expressly waive and release any and all right of benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor s... aforesaid by ME hereunto set their hand s... and seal on this 7th
day of June, 1991

Clarence G. Jett (Seal) Lela Jett (Seal)
Clarence G. Jett Lela Jett

STATE OF Illinois
COUNTY OF Cook

Patricia M. Beyer a Notary Public in and for said County, in the State
aforesaid, do hereby certify that Clarence G. Jett and Lela Jett, His
personally known to me to be the same person s... whose name s... subscribed to the foregoing instrument, appeared before
me this day in person and acknowledged that s... 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 SEAL OF OFFICE this 7th day of JUNE, 1991

"OFFICIAL SEAL"
Patricia M. Beyer
Notary Public, State of Illinois
My Commission Expires 7/1/92

Document Prepared by
Deirdre M. Tanaka
525 Greenwood
Lake Forest, Illinois 60045

ADDRESS OF PROPERTY:
5751 S. Austin
Chicago, Illinois 60638
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
Amelia R. Stengel
5751 S. Austin
Chicago, Illinois 60638

STATE OF ILLINOIS
RECORDS & CLERK
JAN 23 1991
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
AFFIX "RIDERS" OR "REVISE" STAMPS HERE
0 4 8 5 1 2
18.25
723.75
91281732

72
7508002-2-1107AL

UNOFFICIAL COPY

RETURN TO: Bank of Chicago/Garfield Ridge
4353 West 55th Street
Chicago, Illinois 60638

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

Bank of Chicago/Garfield Ridge

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

MAIL TO

MICHAEL W. SCHARFEBER
ATTORNEY AT LAW
221 N LA SALLE ST.
CHICAGO, ILL. 60601
SUITE 1200.

BOX 333

ADDENDUM "A"
LOAN # 1211528
HAROLD C. ZIMMERMAN

UNOFFICIAL COPY

9 1 2 3 1 7 4 2

LEGAL DESCRIPTION

UNIT NUMBER 5060 4-E AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING SUB-BLOCK 1 (EXCEPT THE WEST 574 FEET THEREOF), THE EAST LINE OF SAID LAND BEING THE LINE AS ESTABLISHED BY DECREE OF JULY 18, 1907 IN CASE 280120, CIRCUIT COURT, IN W. C. GOUDY'S ESTATE SUBDIVISION OF BLOCK 5 IN ARGYLE, BEING A SUBDIVISION OF LOTS 1 AND 2 OF FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AN OF LOT 1 OF COLEHOUR AND CANARROE'S SUBDIVISION OF LOT 3 OF SAID FUSSEY AND FENNIMORE'S SUBDIVISION, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1977 AND KNOWN AS TRUST NUMBER 41626, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS DECEMBER 29, 1977 AS DOCUMENT 24264760; AS AMENDED BY INSTRUMENT RECORDED JANUARY 23, 1978 AS DOCUMENT 24295963; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS "PPTY" (EXCEPT THE UNITS AS DEFINED IN SAID DECLARATION AND AS DELINEATED ON SAID SURVEY), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

91281742

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 803
February 1985

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

COOK COUNTY, ILLINOIS
CLERK OF COUNTY CLERK'S OFFICE

1991 JUN 12 91281743

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.

1991 JUN 12 91281743

25

91281743

2901

THIS INDENTURE, made this 22nd day of May
1991, between FIRST CENTRAL CORP.

a corporation created and existing under and by virtue of the laws of
the State of Illinois and duly authorized to transact
business in the State of Illinois, party of the first part,

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, Wanda F. Thomas, a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E. O'Neal

personally known to me to be the Vice President of FIRST CENTRAL CORP.,

an Illinois corporation, and Robert Modica, personally known to me to be the

7304805 - A

UNOFFICIAL COPY

business in the State of Illinois, party of the first part, and PHILLIP GIBSON, 707 E. 131st Street, Chicago, Illinois

(NAME AND ADDRESS OF GRANTEE)

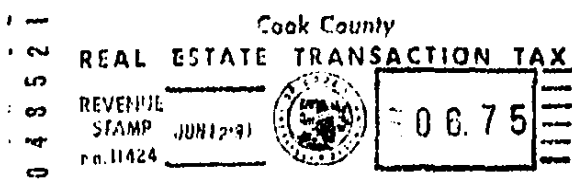
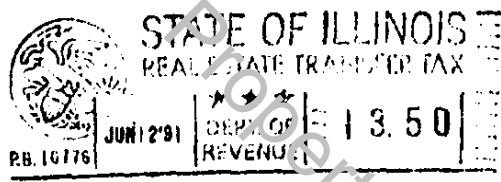
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considera-

Above Space For Recorder's Use Only

tion in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 35 IN BLOCK 2 IN SCAMMON & DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, LYING EAST OF THE I.C. RAILROAD (EXCEPT 1 ACRE IN THE NORTHEAST PART).

COOK CO. NO. 018



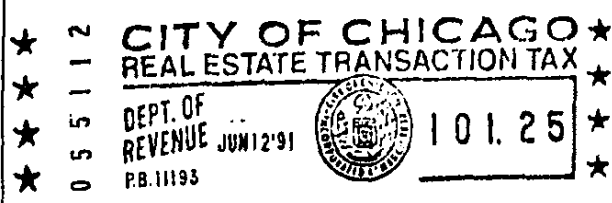
13.00

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 20-23-412-057-0000
Address(es) of real estate: 6930 South Dorchester, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Asst. Secretary, the day and year first above written.



FIRST CENTRAL CORP. (Name of Corporation)

By: [Signature] Vice President
Attest: [Signature] Asst. Secretary

This instrument was prepared by James E. O'Neal, 200 N. Dearborn, #1706, Chicago, IL 60601

MAIL TO: Phillip Gibson (Name)
707 E. 131st Street (Address)
Chicago, IL 60627 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Phillip Gibson (Name)
707 E. 131st Street (Address)
Chicago, IL 60627 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

BOX 333

91281743

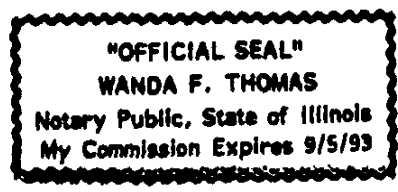
UNOFFICIAL COPY

Asst. Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of May, 1991

Wanda F. Thomas
Notary Public

Commission expires _____



Property of Cook County Clerk's Office

91281743

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

FIRST CENTRAL CORP.

TO

PHILLIP GIBSON

ADDRESS OF PROPERTY:

6930 South Dorchester
Chicago, Illinois

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

292
7304805-D2

91281744

UNOFFICIAL COPY

TRUST DEED

1991 JUN 12 PM 12:25

91281744

766967

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made May 23, 1991, between PHILLIP GIBSON

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

Eleven Thousand Two Hundred Thirty Five & 75/100 (\$11,235.75) ----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER FIRST CENTRAL CORP.

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from May 23, 1991 on the balance of principal remaining from time to time unpaid at the rate of 13 percent per annum in instalments (including principal and interest) as follows:

\$166.11 Dollars or more on the 22nd day of May 1991 and \$166.11 Dollars or more on the 22nd day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid shall be due on the 22nd day of May, 1992. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 13 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of James E. O'Neal in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 35 IN BLOCK 2 IN SCAMMON & DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, LYING EAST OF THE I.C. RAILROAD (EXCEPT 1 ACRE IN THE NORTH-EAST PART).

13⁰⁰

PERMANENT REAL ESTATE INDEX NO.: 20-23-412-057-0000
PROPERTY ADDRESS: 6930 South Dorchester, Chicago, IL

which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging; and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that in similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.

PHILLIP GIBSON [SEAL]

STATE OF ILLINOIS, I, Wanda F. Thomas
County of Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT PHILLIP GIBSON

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

OFFICIAL SEAL
WANDA F. THOMAS
Notary Public, State of Illinois
My Commission Expires 9/5/93

he signed, sealed and delivered the said instrument as his free and

under my hand and Notarial Seal this 23rd day of May 1991.

Wanda F. Thomas Notary Public

91281744

UNOFFICIAL COPY

Property of Cook County Clerk's Office

ISSUED

UNOFFICIAL COPY

ALLD6/27

9 | 291281746 3

COOK COUNTY, ILLINOIS
RECORDS & CLERK

1991 JUN 12 PM 12:26
MORTGAGE

91281746

THIS MORTGAGE is made this 17th day of May, 1991, between the Mortgagor(s) AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO as T/U/T Number 113725-05 dated April 12, 1991, whose address is 33 North LaSalle Street, Chicago, Illinois 60602 ("Borrower"), and the Mortgagee(s) ALLIED BUILDING PRODUCTS CORP., whose address is 1121 N. Ellis St., Bensenville, IL 60106 ("Lender")

WHEREAS, Borrower is currently indebted to Lender in the principal sum of \$130,000, which indebtedness is evidence by Borrower's note dated May 17, 1991 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, due and payable within eighteen (18) months of the date of said Note.

The security interest herein granted is to secure the payment of principal and interest as provided in a promissory note of Borrower of even date herewith and also any and all other indebtedness, liabilities and obligations of Borrower to Lender, incurred for business purposes, whether direct or indirect, absolute or contingent, due or to become due, secured or unsecured, now existing or hereafter arising, whether or not of the nature contemplated at the date hereof.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of the Mortgage; and the performance of the covenants and agreements of Borrower herein contained. Borrower does hereby mortgage, grant and convey to Lender the property, legally described on that which is attached hereto as Exhibit "A", located in the County of Cook, State of Illinois; which has the address of 3628 N. Harding, Chicago, Illinois (herein "Property Address").

TOGETHER with all the improvements now and hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the

Permanent Index Number: 13-23-124-019-0000

BOX 333-

28-

91281746

7205 65302 282