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PROPERTY OF COOK COUNTY CLERK'S OFFICE
DEPT. OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX

19875

COOK
CO. NO. 018

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CAUTION: Consult a lawyer before using or acting under this form. Neither the Publisher nor the holder of this form makes any warranty with respect thereto, including any warranty of the accuracy or of any other particular purpose.

THE GRANTOR

Dubin & Associates, Inc.

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 for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, & other good & valuable consideration in hand paid, and pursuant to authority given by the Board of of said corporation, CONVEYS and WARRANTS to

David A. Simon
641-C South Ashland, Chicago, Illinois 60607
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois to-wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

1992 AUG 3 AM 11:11

92567336

230
70

Permanent Real Estate Index Number(s): 17-06-211-008

Address(es) of Real Estate: 1750 W. Julian St., Unit No. 6, Chicago, IL 60622

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name signed to these presents by its David J. Dubin President, and attested by its David J. Dubin Secretary, this July day of 1992.

IMPRESS
CORPORATE SEAL
HERE

Dubin & Associates, Inc.
(NAME OF CORPORATION)

BY David J. Dubin
PRESIDENT

ATTEST:
SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of the Dubin & Associates, Inc.

corporation, and David J. Dubin personally known to me to be Secretary of said corporation, and personally known to me to be David J. Dubin the persons whose names are subscribed to the foregoing instrument, appeared on this day in person and severally acknowledged that as such David J. Dubin and David J. Dubin 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 Dubin & Associates, Inc. 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 29th day of July 19 1992

Commission expires _____ 19 _____

Natalie Sappington
NOTARY PUBLIC

This instrument was prepared by Bradley D. Kaplan, Esq., One East Wacker Drive, Suite 3200, Chicago, Illinois 60601
(NAME AND ADDRESS)

MAIL TO: { Ms. Laufer S. Adelson, Esq. (Name)
500 Davis Center, Suite 701 (Address)
Evanston, IL 60201 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:
David Simon
1750 W. Julian, Unit # 6
Chicago, IL 60622
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 333

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
146.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
7325
RIDER, XFFL, XFFL, XFFL

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
900.00

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EXHIBIT "A"

LEGAL DESCRIPTION

Unit No. 6 in The 1750 West Julian Condominium as delineated on Plat of Survey of the following described parcel of real estate:

LOTS 32 AND 33 IN BLOCK 6 IN McREYNOLDS SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium made by Grantor and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 92522773, on 7-16-92, 1992, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, and

ALSO SUBJECT TO:

1. Real estate taxes not yet due or payable, and special taxes or easements for improvements not yet completed and other assessments or installments thereof not yet due and payable;
2. Zoning and building laws or ordinances;
3. All rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
4. Grant of Perpetual Easement, dated October 15, 1991 and recorded on October 21, 1991, with the Office of the Recorder of Deeds of Cook County Illinois, as document number 91549318; and
5. Provisions of the State of Illinois Condominium Property Act.

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Property of Cook County Clerk's Office

2025-01-01

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92567337

Form MP-8
Revised 7/81

ILLINOIS HOUSING DEVELOPMENT AUTHORITY SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II 1991 SERIES A and B 297492-4 MORTGAGE

This instrument was prepared by:
TODD W. SEYL
(Name)
SKOKIE, IL 60077
(Address)

THIS MORTGAGE is made this 31ST day of JULY 1992
between the Mortgagor, DAVID A. SIMON, BACHELOR

(herein "Borrower"), and the Mortgagee, LASALLE TALMAN BANK FSB
an association organized and existing
under the laws of UNITED STATES OF AMERICA whose address is 4242 NORTH HARLEM,
NORRIDGE, ILLINOIS 60634 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED
AND NO/100 Dollars, which indebtedness is evidenced by Borrower's
note dated JULY 31, 1992 (herein "Note"), providing for monthly installments of principal and
interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 1, 2022

TO SECURE to Lender (a) 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 this Mortgage, and the performance of the
covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to
Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, warrant, grant and
convey to Lender the following described property located in the County of COOK, State of Illinois:

"UNIT NUMBER 6, IN 1750 WEST JULIAN CONDOMINIUM AS DELINEATED ON
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 32 AND 33 IN BLOCK 6 IN MC REYNOLDS SUBDIVISION OF PART OF
THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS
ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 92567337, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.

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17-06-210-008

which has the address of 1750 WEST JULIAN-UNIT # 6 CHICAGO
(Street) (City)
ILLINOIS 60622
(State and Zip Code) (herein "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, water rights, and water stock, and all fixtures now or hereafter attached to the
property, all of which, including replacements and additions thereto, 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 leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property".

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Office

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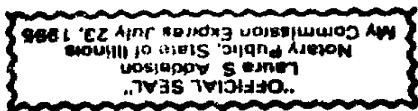
NOTICE TO BORROWER THE PROVISIONS OF THIS ADDENDUM SUBSTANTIALLY MODIFY THE TERMS OF THE LOAN DON'T SIGN THE NOTE OR THIS MORTGAGE UNLESS YOU READ AND UNDERSTAND THESE PROVISIONS

APPENDUM. The rights and obligations of the parties to this Mortgage and the Note which is secured by the Mortgage are expressly made subject to the provisions of the Mortgage or the Note, the provisions of this Addendum shall control. The Borrower agrees that the Lender or its Assignee may, at any time without prior notice, accelerate all payments due under the Mortgage and here and exercise any other remedy allowed by law for breach of the Mortgage or Note if the Borrower fails to occupy the property described in the Mortgage as his or her permanent and primary residence, or (ii) the statements made by Borrower in the Buyer's Affidavit (Illinois Housing Development Authority Form MFD-6A) are not true, complete and correct, or the Borrower fails to abide by the agreements contained in the Buyer's Affidavit, or (iii) if the Lender or the Illinois Housing Development Authority, in any statement contained in said Affidavit to be untrue. The Borrower understands that the agreements and statements of fact contained in the Affidavit of Buyer are necessary conditions for the granting of the loan.

ATTN: TODD W. SEYL

LASALLE TALMAN BANK FSB
1000 SKOKIE BOULEVARD
SKOKIE, ILLINOIS 60077

RECORD AND RETURN TO :



Notary Public

Laura S. Addison

My Commission expires

act, for the uses and purposes therein set forth. (Given under my hand and official seal, this 31st day of July, 1992

he / SHE signed and delivered the said instrument as HIS/HER free and voluntary

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that

personally known to me to be the same person(s) whose name(s) IS

DAVID A. SIMON, BACHELOR

do hereby certify that, a Notary Public in and for said county and state,

County ss

Laura S. Addison
Cook

STATE OF ILLINOIS

Borrower

Borrower

DAVID A. SIMON

IN WITNESS WHEREOF, Borrower has executed this Mortgage

92567337