

UNOFFICIAL COPY

WARRANTY DEED

7/19/92

MADE TO: Edward Lara
NAME: 1759 S. 26th Street
ADDRESS: Chicago, IL 60623
CITY & STATE

JOINT TENANCY

92768272

DEPT 01 RECORDING \$23.50
T#1111 TRON 8491 10/15/92 14105:00
\$1999 : A * - 92 - 768272
COOK COUNTY RECORDER



THE GRAN TOR, KRSTA STEFIJA *voiced and not single divorced*

of the Town of Cicero County of Cook State of Illinois
for and in consideration of Ten (\$10.00) and no/100 DOLLARS
and other good and valuable considerations in hand paid.

CONVEY and WARRANT to RICHARD TAYLOR and JUANA TAYLOR, his wife
2216 S. Washtenaw
of the City of Chicago County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real
Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 11 in Block 2 in Parkholme Resubdivision of Block 14 in Grant Land
Association Resubdivision in Section 21, Township 39 North, Range 13,
East of the Third Principal Meridian, in Cook County, Illinois

Permanent Tax No.: 16-21-406-031

Address: 1620 S. 48th Ct., Cicero, IL 60650

92768272

COOK COUNTY RECORDER
\$12.50
\$16.00
\$16.00
\$16.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy
in common, but in joint tenancy forever.

92768272

DATED this 7 day of October 19 92

Krsta Stefijs
Krsta Stefijs

(Seal)

(Seal)

(Seal)

(Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Richard/Juana Taylor
Name of Grantee

2216 S. Washtenaw, Chicago, IL 60608
Address Zip

Richard/Juana Taylor
Name of Taxpayer

1620 S. 48th Ct., Cicero, IL 60650
Address Zip

Frank A. Quinones, Esq.
Name of Person Preparing Deed

166 W. Washington St., Chicago, IL 60606
Address Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 1.1)
name and address for tax billing, (Ch.115: 9.2) and name and address of person
preparing instrument. (Ch.115: 9.3)

2350

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WARRANTY DEED

JOINT TENANCY

FROM

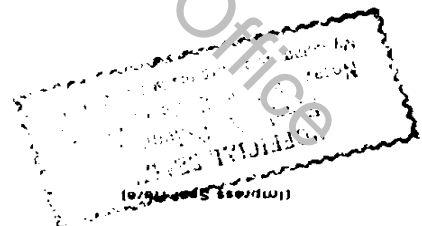
TO

Signature of Buyer-Baller or (A-B) Representative

Dated this _____ day of _____ 19__

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph _____, Section 14, of the Real Estate Transfer Tax Act. STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT DEPARTMENT OF REVENUE State of Illinois

2425192216 922762216



Commission Expires 9/30/93

Notary Public Krsta Stefija Dward

day of October 1992

Given under my hand and notarial seal this

waiver of the right of homestead.

instrument is this free and voluntary act, for the uses and purposes therein set forth, including the release and appeared before me this day in person and acknowledged that he signed, sealed and delivered the said personally known to me to be the same person whose name subscribed to the foregoing instrument,

State aforesaid, DO HEREBY CERTIFY that Krsta Stefija Dward and Notary Public in and for said County, in the

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This Lease Assignment shall be operative in the event of a default of payment of principal and interest secured by this Lease Assignment or in the event of a breach of any of the covenants contained in this Lease Assignment or in the Note.

Assignor(s) further agree(s) as follows:

1. Assignor(s) shall (a) promptly repair, restore or rebuild the Apartment or any improvements now or hereafter on the Apartment which may become damaged or be destroyed; (b) keep the Apartment in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) comply with all requirements of law or municipal ordinances with respect to the Apartment and the use thereof; (d) permit no material alterations in the Apartment except as required by law or municipal ordinance.
 2. Assignor(s) shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the Apartment when due, and shall, upon written request, furnish to Bank duplicate receipts therefor. To prevent default hereunder Assignor(s) shall pay in full, under protest, in the manner provided by statute, any tax or assessment which Assignor(s) may desire to contest.
 3. Assignor(s) shall keep the Apartment insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the insurance companies of money sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to Bank, under insurance policies payable, in case of loss or damage, to Bank, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to Bank, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
 4. Assignor(s) agree(s) at all times to comply with the terms and covenants of the Lease and to pay all rent, assessments, and any and all other sums due under the Lease. Any default of Assignor(s) under the Lease or under the Note shall constitute a default hereunder. To prevent default hereunder Assignor(s) shall pay in full, under protest, any amounts due under the Lease which Assignor(s) may desire to contest.
 5. In the event of a default hereunder, Bank may, but need not, make any payment or perform any act hereinbefore required of Assignor(s) in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting the Apartment or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Bank or the holders of the Note to protect the Apartment, plus reasonable compensation to Bank for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the periodic maturity rate set forth in the Note. Inaction of Bank shall never be considered as a waiver of any right accruing to it on account of any default hereunder on the part of Assignor(s).
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6. Assignor(s) shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.
 7. Upon Default, at the sole option of Bank, the Note shall become immediately due and payable and Assignor(s) shall pay all expenses of Bank including attorneys' and paralegals' fees and expenses incurred in connection with this Assignment and all expenses incurred in the enforcement of Bank's rights in the Apartment and other costs incurred in connection with the disposition of the Apartment. The term "Default" when used in this Assignment, has the same meaning as defined in the Note and includes the failure of the Assignor(s) to completely cure any Cause for Default and to deliver to the Bank written notice of the complete cure of the Cause for Default within ten (10) days after the Bank mails written notice to the Assignor(s) that a Cause for Default has occurred and is existing. Default under the Note shall be Default under this Assignment. The term "Cause for Default" as used in this paragraph means any one or more of the events, conditions or acts defined as a "Cause for Default" in the Note, including but not limited to the failure of Assignor(s) to pay the Note in accordance with its terms.
 8. No action for the enforcement of this Lease Assignment or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action of law upon the Note.
 9. Bank shall have the right to inspect the Apartment at all reasonable times and access thereto shall be permitted for that purpose.
 10. Bank has no duty to examine the title, location, existence or condition of the Apartment, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the Note or this Lease Assignment, nor shall Bank be obligated to record this Lease Assignment or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Bank and the Bank may require indemnities satisfactory to it before exercising any power herein given.
 11. This Lease Assignment shall remain in full force and effect until the indebtedness secured hereby or due under the Note is fully paid. Bank shall release this Lease Assignment by proper instrument upon payment of all indebtedness secured hereby.