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RELEASE OF JUNIOR MORTGAGE

93242277

93242277

KNOW ALL MEN BY THESE PRESENTS, that LaSalle National Bank a national banking association, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby Remise, Convey, Quit-Claim, Release and forever Discharge unto

successors and assigns, all rights, title, interest, claims and demands of every nature whatsoever which it has or may have

acquired in, through or by that certain Junior Mortgage

bearing date the 31st day of August A.D.

19 92 and recorded in the Office of the Recorder of Deeds of the County of Cook

State of Illinois, on September 18, 1992 in Book _____

Page _____ as Document No. **92695292** therein described, to-wit:

DEPT. OF RECORDS & CLERK
14100 TRAIL 1738 04/01/93 14:04:00
\$3350 * - 93 - 242277
COOK COUNTY RECORDER

Parcel 1:
Unit Number 3 in 643 Melrose Condominium as delineated on a survey of the following described real estate: the West 37 1/2 feet of Lot 9 in Sanders Subdivision of the South 3.19 Chains of Lot 30 in Elm Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 91016616 together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Parcel 2:
The (exclusive) right to the use of P3 and P3a, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as together with all the appurtenances and privileges thereunto belonging or appertaining. Document Number 91016616.

IN WITNESS WHEREOF, Kristin Faust and Karl Bradley

has caused these Presents to be signed by its Vice President, attested to

by its Loan Officer on this 30th day

of March 19 93

LaSalle National Bank
(Bank)

ATTEST: Karl Bradley
Karl Bradley

By Kristin Faust
Kristin Faust
Vice President

STATE OF ILLINOIS

COUNTY OF _____ SS.

93242277 2950
BMR

I, M. Hardy a Notary Public in and for and residing in said County,

in the State aforesaid, DO HEREBY CERTIFY that KRISTIN FAUST, The VICE PRESIDENT of LaSALLE NATIONAL BANK, and KARL BRADLEY The LOAN OFFICER of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Loan Officer respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Association, for the uses and purposes therein set forth; and the said Vice President then and there acknowledged that said Loan Officer as custodian of the corporate seal of said Association, did affix the corporate seal of said Association to said instrument as said Loan Officer own free and voluntary act and as the free and voluntary act of said Association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 30th day of March

19 93 "OFFICIAL SEAL"
MARVIS L. HARDY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/27/93

M. Hardy
Notary Public

My Commission expires 6/27/93

For the protection of the owner. This release should be filed with the recorder of deeds in whose office the JUNIOR MORTGAGE was filed.

This Document Prepared By:

LaSalle National Bank
(Bank Name)

120 S. LaSalle Street
(Bank Address)

After recording send to:

Bruce C. Ahrams
c/o LR Development
3257 North Sheffield
Chicago, Illinois 60657



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Property of Cook County Clerk's Office

93212277

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EXHIBIT A

Legal Description

Parcel 1:

Unit Number 3 in 643 Melrose Condominium as delineated on a survey of the following described real estate: the West 37 1/2 Feet of Lot 9 in Sanders Subdivision of the South 3.19 Chains of Lot 30 in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 91016616 together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Parcel 2:

The (exclusive) right to the use of P3 and P3a, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 91016616.

Address:

Unit No. 3, 643 West Melrose
Chicago, Illinois

Permanent Index Number: 14-21-313-025

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EXHIBIT H

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made as of August 31, 1992 and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Mortgage") of the same date given by BRUCE C. ABRAMS and NANCY C. ABRAMS (the "Mortgagor") to secure Mortgagor's Credit to LASALLE NATIONAL BANK (the "Lender") of the same date and covering the Property described in the Mortgage and commonly known as Unit No. 3, 643 West Melrose, Chicago, Illinois. The Property includes a unit in, together with an undivided interest in the common elements of, a 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 Mortgagor's interest in the Owners Association and the uses, proceeds and benefits of Mortgagor's interest.

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

A. Condominium Obligations. Mortgagor shall perform all of Mortgagor'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. Mortgagor 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 Section 2 of the Mortgage for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Mortgagor's obligation under Section 5 of the Mortgage 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.

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Mortgagor 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 Mortgagor are hereby assigned and shall be paid to Lender for application to the sums secured by the Mortgage, with any excess paid to Mortgagor.

C. Public Liability Insurance. Mortgagor 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.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Mortgagor 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 Mortgage as provided in Uniform Covenant 10.

E. Lender's Prior Consent. Mortgagor 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 amendment to any provision of the Constituent 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 unacceptable to Lender.

F. Remedies. If Mortgagor 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 Mortgagor secured by the Mortgage. Unless Mortgagor and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the prime rate as announced by Lender from time to time plus

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four percent (4%) and shall be payable, with interest, upon notice from Lender to Mortgagor requesting payment.

HJM:mk
E83125.AGR
August 31, 1992

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