

WARRANTY DEED
State of (ILLINOIS)
(Individual to Individual)

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7 9 6 3 5 2

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR Lawrence E. Turley, A/K/A LAWRENCE EUGENE TURLEY
a single person, HAVING NEVER BEEN MARRIED

93396852

of the City Chicago County of Cook
State of Illinois for and in consideration of
Ten and 00/100-----
DOLLARS,
in hand paid,

DEPT-01 RECORDING \$25.50
76000 TRAN 1473 05/25/93 15:48:00
46161 * -93-396852
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

CONVEY x and WARRANT x to
Catherine Leventis, a single person
506 W. Deming Place, #1W
Chicago, Illinois 60614
(NAME AND ADDRESS OF GRANTEE)

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

Legal description attached hereto and made a part hereof.
Subject to all covenants, restrictions of record; general real
estate taxes for 1992 and subsequent years
PIN 17 04 204 047 1037
Commonly known as 1540 N. LaSalle, Unit 608, Chicago, IL 60614

182 FIRST AMERICAN TITLE INSURANCE COMPANY CASSY + RIDERS

93396852

93396852

AFFIX "RIDERS" OR REVENUE STAMPS HERE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 24th day of May 1993

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Lawrence E. Turley (SEAL) Lawrence E. Turley, A/K/A LAWRENCE EUGENE TURLEY (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 Lawrence E. Turley, A/K/A LAWRENCE EUGENE TURLEY

" OFFICIAL SEAL of a person personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
JEANNE M. REYNOLDS, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 8/26/98

Given under my hand and official seal, this 24th day of May 1993
Commission expires 19 Jeanne M. Reynolds
NOTARY PUBLIC

This instrument was prepared by Jeanne M. Reynolds, 111 W. Washington, Chicago
(NAME AND ADDRESS)

Send To: Thomas Askounis (Name)
3039 Wacker (Address)
Chicago 27 60601 (City, State and Zip)

ADDRESS OF PROPERTY:
Unit 608, 1540 N. LaSalle
Chicago, Illinois 60614

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
As above

Handwritten initials and scribbles.

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS


TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

RR 10962



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX


MAY 17 93

DEPT. OF REVENUE

80.50

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

RR 10964



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 17 93

DEPT. OF REVENUE

40.25

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

RR 10965



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

MAY 17 93

DEPT. OF REVENUE

603.75

LEGAL DESCRIPTION: UNOFFICIAL COPY

UNIT NO. 608; AND THE RIGHT TO EXCLUSIVE USE AND POSSESSION, AS A LIMITED COMMON ELEMENT OF PARKING SPACE NO. 63 IN LASALLE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

PARCEL 1:

THE NORTH 1/2 OF THE NORTH 1/2 OF THAT PART OF THE EAST 1/2 OF LOT 111 IN BRONSON'S ADDITION TO CHICAGO, LYING WEST OF LASALLE STREET IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DEDICATED FOR ALLEY AND EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO FOR THE WIDENING OF NORTH LASALLE STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THAT PART OF LOT 111 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN WELLS STREET AND LASALLE AS ORIGINALLY LAID OUT AND OPENED EXCEPT THAT PART OF SAID PREMISES DEDICATED FOR AN ALLEY AND ALSO EXCEPT THAT PART THEREOF LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AS ORIGINALLY LAID OUT AND OPENED AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET AS ORIGINALLY LAID OUT AND OPENED CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED SEPTEMBER 17, 1929 AS DOCUMENT NUMBER 10481422 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF THAT PORTION OF LOT 111 LYING BETWEEN WELLS STREET AND LASALLE STREET AND THE NORTH 12 FEET OF THE EAST 1/2 OF THAT PORTION LYING BETWEEN SAID STREETS OF LOT 112 IN BRONSON'S ADDITION TO CHICAGO (EXCEPT THOSE PORTIONS THEREOF TAKEN FOR PUBLIC ALLEY AND EXCEPT THAT PORTION THEREOF TAKEN FOR LASALLE STREET BY ORDINANCE OF JANUARY, 1859 AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET) IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24876660 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

102 FIRST AMERICAN TITLE INSURANCE COMPANY

9336852

UNOFFICIAL COPY

TOGETHER WITH THE ORIGINAL INSTRUMENTS AND RECORDS OF THE COUNTY OF COOK, ILLINOIS, TO BE KEPT IN THE OFFICE OF THE RECORDER OF DEEDS AND RECORDS, COUNTY OF COOK, ILLINOIS, FOR THE PURPOSE OF RECORDING THE SAME.

RECORDED FOR COOK COUNTY ILLINOIS
93396853

(Space Above This Line For Recording Data)

State of Illinois **MORTGAGE** **FHA Case No. 111-1473-05-25193-11548-110**
131-703
COC NO. 0001207109

THIS MORTGAGE ("Security Instrument") is given on this day of May 24, 1993 **The Mortgagor is**
CATHERINE LEVENTIS A Spinster

("Borrower"). This Security Instrument is given to Crown Mortgage Co.,
which is organized and existing under the laws of the State of Illinois
Address is 6141 W. 95th Street Oak Lawn, IL 60452
("Lender"). Borrower owes Lender the principal sum of

SEVENTY TWO THOUSAND TWO HUNDRED & 00/100
Dollars (U.S. \$ 72,200.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on

June 1, 2023. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

SEE ATTACHED EXHIBIT I
COOK County, Illinois:

93396853

TAX ID NO. 17-04-204-047-1037 VOLUME 498
TAX ID NO.
TAX ID NO.
which has the address of 1540 N LASALLE #608, CHICAGO
Illinois 60610
(Zip Code) ("Property Address");

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UNOFFICIAL COPY

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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b), and (c), together with the future monthly payments for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. In any year in which the Lender must pay a mortgage insurance premium to the Secretary, each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

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