

UNOFFICIAL COPY

94507355

THIS INDENTURE, MADE this 3rd day of June, 1994

between STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, in pursuance of a trust agreement dated the 23rd day of December, 1988, and known as Trust Number 3663 by STANDARD BANK AND TRUST COMPANY, its successor by merger.

Party of the first part, and Celerino Zavala and Maria L. Rodriguez whose address is 920 W. Lakeside, Chicago, IL

party of the second part

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Unit 2N in 1432 West Rosemont Condominium, as delineated on the survey of certain lots or parts thereof in Edgewater Park, being a subdivision in Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded June 1, 1994 as Document 94487207, in Cook County, Illinois, together with an undivided percentage in interest in the common elements appurtenant to said unit, as set forth in said declaration, in Cook County, Illinois.

PIN: 14-05-103-040

Property Address: 1432 W. Rosemont #2N Chicago, IL

DEPT-01 RECORDING \$25.50
T#0011 TRAN 2264 06/08/94 13:43:00
\$3458 + RV * - 94 - 507355
COOK COUNTY RECORDER

Subject To: Recordation of Assignment of Mortgage in the Amount of \$70,050.00 dated 6/3/94 to Standard Bank and Trust Company from Anastasios Panagiotopoulos.

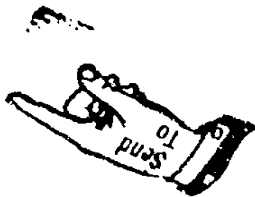
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 AVP & T.O. and attested by its A.T.O. the day and year first above written

MAIL TO:
Mr. Celerino Zavala
Ms. Maria L. Rodriguez
1432 W. Rosemont #2N
Chicago, IL



STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

By: Bridgette W. Scullari AVP & T.O.
Attest: Brian M. Cranno, A.T.O.

250

287/14 CUC370 4/10/94

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Box

TRUSTEE'S DEED



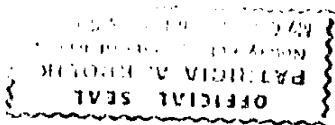
STANDARD BANK AND TRUST CO

As Trustee under Trust Agreement

TO

STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

Property of Cook County Clerk's Office



the undersigned, a notary public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Bridgette W. Scurlan and Brian M. Granato
of the STANDARD BANK AND TRUST COMPANY
and [redacted] personally known to me to be the same persons whose names are
of said Company, subscribed to the foregoing instrument as such
A.P.O. and A.P.O. 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 Company, for
the uses and purposes therein set forth and the said A.P.O.
did also then and there acknowledge that they, as the custodian of the
corporate seal of said Company, did affix the said corporate seal of said Company to
said instrument as their own free and voluntary act, and as the free and voluntary
act of said Company, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 3rd day of June 1994.
Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

55370518

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHT EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN."

284 Fctue + 715370 rld

Prothonotary Cook County Clerk's Office

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Property of Cook County Clerk's Office

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THIS INDENTURE WITNESSETH, That the undersigned as grantors, of
 County of Cook and State of Illinois, for and in consideration of the sum of
 One Dollar and other good and valuable considerations, in hand paid, convey and warrant to
Anastasios Panagiotopoulos
 of _____, County of Cook
 and State of Illinois, as trustee, the following described Real Estate, with all improvements
 thereon, situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED EXHIBIT "A"

DEPT-01 RECORDING 127.50
 T90011 TRAN 2264 06/08/94 13:43:00
 33459 & RV # -94-507356
 COOK COUNTY RECORDER

ADDRESS: 1432 W. Rosemont, Unit #2H, Chicago, IL.
 hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the build-
 ings thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to
 keep the property brantable and in good repair and free of liens. In the event of failure of grantors to
 comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills
 therefor, which shall, with 12% interest thereon, become due immediately, without demand. On default in
 any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues
 and profits of said premises, from and after this date, and authorize him to sue for, collect and receipt for the
 same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession
 thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of
 this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire
 into the validity of any such taxes, assessments, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
 \$ 79,650.00 June 3, 1994 19

after date for value received I (we) promise to pay to the order of
 Standard Bank & Trust Company the sum of
FIVE HUNDRED FIFTY SEVEN DOLLARS AND 55/100 Dollars
 at the office of the legal holder of this instrument with interest at 1 1/2 per cent per annum after date hereof
 until paid. EACH AND EVERY MONTH ON THE THIRD DAY WITH A BALLOON PAYMENT DUE 5-3-97

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court
 of record in any County or State in the United States to appear for us in such court, in term time or vacation,
 at any time after maturity hereof, and confess a judgment without process in favor of the holder of this instru-
 ment for such amount as may appear to be unpaid thereon, together with costs, and reasonable attorney's fees,
 and to waive and release all errors which may intervene in any such proceedings, and to consent to immediate
 execution upon such judgment, hereby ratifying and confirming all that my (our) said attorney may do by
 virtue hereof.

IN THE EVENT of the trustee's death, inability, or removal from said Cook
 County, or of his resignation, refusal or failure to act, then _____
 of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor
 fails or refuses to act, the person who shall then be the acting Recorder of Deeds of said County is hereby
 appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are per-
 formed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving
 his reasonable charges.

Witness our hands and seals this

30th day of June 19 94



(Signature) (SEAL)
(Signature) (SEAL)

2750

Rec'd to +

This instrument was prepared by William A. Lockhart, Atty., 611 W. Brlar, Chicago, IL.

(NAME AND ADDRESS)

384 Forest Street (76370)

91507355

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Box _____

Trust Deed and Note

Associajos Panagiotopoulos

(Marriage) Assigns to

to

Standard Bank & Trust

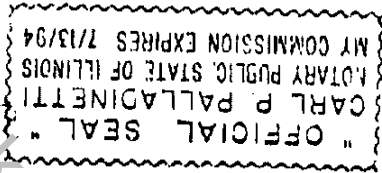
MAIL TO:

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

(Commission Expires)

(Impress Seal Here)



Notary Public

Given under my hand and notarial seal this

waiver of the right of homestead.

instrument as WETA 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 WETA signed, sealed and delivered the said
personally known to me to be the same person whose name WETA subscribed to the foregoing instrument.

State aforesaid, DO HEREBY CERTIFY that
CELESTINO ZAVALA AND MARLA L. RODRIGUEZ

I, THE UNDERSIGNED, a Notary Public in and for said County, in the

STATE OF Illinois }
COUNTY OF Cook }
SS.

59820516