

94685803 UNOFFICIAL COPY

WARRANTY DEED VILLAGE of SKOKIE, ILLINOIS

MAIL TO: Marshall Richter NAME 5225 Old Orchard Road #29 ADDRESS Skokie, Illinois 60077 CITY & STATE

JOINT TENANCY

Economic Development Tax Skokie Code Chapter 10 Amount \$603 PAID: Skokie Office

28 JUL 94

5-18-94

5/12/14045

THE GRANTOR David B. Martin, a married man TO KELLEY A. MARTIN of the Village of Skokie County of Cook State of Illinois for and in consideration of Ten Dollars (\$10.00) and 00/100-----DOLLARS and other good and valuable considerations in hand paid.

232/8

BOOK CO. NO. 018

0 5 4 4 5 0

CONVEY and WARRANT to Mohammad Shuaib and Rashida Ansari, his wife of the Village of Skokie 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: MAHARU B. GRAHAM

Lot 117 and the East 17 feet to Lot 118 in Laramie Lawn Subdivision of the West 1/2 of the North East 1/4 of Section 33, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois. Subject to: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993 and subsequent years. Known as: 5046 W. Estes, Skokie, Illinois P.I.N #10-33-205-021 and 10-33-205-053

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 201.00

94685803 JAMES BRENNER STONITTI - CLERK

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.

DATED this 28th day of July 1994 David B. Martin (Seal) KELLEY A. MARTIN (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Table with 3 columns: Name of Grantee/Taxpayer, Address, Zip. Rows include Mohammad Shuaib & Rashida Ansari, Michael R. Graham, etc.

This conveyance must contain the name and address of the grantee. (Ch. 34:3-5026), name and address for tax billing. (Ch. 34:3-5020) and name and address of person preparing the instrument. (34:3-5022)

BOX 333-CTI

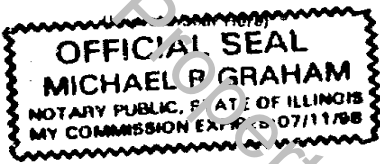
UNOFFICIAL COPY

STATE OF ILLINOIS }
County of Lake } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David B. Martin, a married man and Kelley A Martin, his wife 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.

Given under my hand and notarial seal this

28th day of July, 1994
Michael P. Graham
Notary Public



Commission Expires 7/11/98

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1994 AUG -3 AM 9:09

94685803

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph _____, Section 4, of the Real Estate Transfer Tax Act.

94685803

Dated this _____ day of _____, 19____.

Signature of Buyer-Seller or their Representative

WARRANTY DEED

JOINT TENANCY

FROM

TO

Printed by Recorder for use in
Lake County, Illinois

FRANK J. NUSTRA

Recorder

RECORDER'S STAMP

UNOFFICIAL COPY

(24) Future Advances. Upon request of Borrower, Lender at Lender's option prior to the date of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus NONE

(25) Inspection and Business Records. Lender at any time during the continuation of this Mortgage may enter and inspect such property at any reasonable time. Borrower agrees that in the event that such property is now or hereafter used for commercial or residential income purposes, that when requested by Lender, Borrower will promptly deliver to Lender such certified financial statements and profit and loss statements of such types and at such intervals as may be required by Lender which will be in form and content prepared according to the generally accepted accounting principles and practices, which statements shall cover the financial operations relating to such property, and Borrower further agrees, when requested by Lender, to promptly deliver, in writing such further additional information as required by Lender relating to any of such financial statements.

(26) Governing Law: Severability. The loan secured by this Mortgage is made pursuant to, and shall be construed and governed by, the laws of the United States and the rules and regulations promulgated thereunder, including the federal laws, rules and regulations for federal savings banks. If any paragraph, clause or provision of this Mortgage or the note or any other notes or obligations secured by this Mortgage is determined by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those paragraphs, clauses or provisions so determined and shall not affect the remaining paragraphs, clauses and provisions of this Mortgage or the note or other notes secured by this Mortgage.

(27) Offsets. No indebtedness secured by this Mortgage shall be offset or compensated or shall be deemed to have been offset or compensated by all or part of any claim, cause of action, counterclaim or part of any claim, cause of action, counterclaim or crossclaim, whether liquidated or unliquidated, which Borrower now or hereafter may have or may claim to have against Lender, and, in respect to the indebtedness now or hereafter secured hereby, Borrower waives, to the fullest extent permitted by law, any and all rights of offset which Borrower now or hereafter may have or claim to have in respect to all or part of the indebtedness secured hereby, and further waives the benefits of any applicable law, regulation or procedure which provides or substantially provides that, where cross-demands for money have existed between persons at any point in time when neither demand was barred by the applicable statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in his answer the defense of payment in that the two demands are compensated so far as they equal each other, notwithstanding that an independent action asserting his claim would at the time of filing his answer be barred by the applicable statute of limitations.

(28) Misrepresentation or Nondisclosure. Borrower has made certain written representations and disclosures in order to induce Lender to make the loan evidenced by the note or notes which this Mortgage secures, and in the event that Borrower has made any misrepresentation of material fact or failed to disclose any material fact, Lender, at its option and without prior notice, shall have the right to declare the indebtedness secured by this Mortgage, irrespective of the maturity date specified in the note or notes, immediately due and payable.

(29) Waiver of Homestead. Borrower hereby waives all right of homestead exemption in such property.

(30) Notice to Borrower. Any notice to the Borrower provided for in the note or this Mortgage shall be deemed given when it is deposited in the United States mail, postage prepaid, addressed to the Borrower at the address of the Borrower as it appears in Lender's records pertaining to the loan evidenced by the note at the time notice is given.

(31) General Provisions. (a) This Mortgage applies to, inures to the benefit of, and binds, all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. (b) The term "Lender" shall mean the owner and holder (including a pledgee) of any note secured hereby, whether or not named as Lender herein. (c) Wherever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa. (d) Captions and paragraph headings used herein are for convenience only, are not a part of this Mortgage and shall not be used in construing it.

(32) Adjustable Rate Mortgage Provisions. The Note which this Mortgage secures is an adjustable mortgage loan on which the interest rate may be adjusted from time to time in accordance with a monthly increase or decrease in an index, all as provided in said Note. From time to time the monthly installment payments due under said Note may not be sufficient to pay all interest due in which case unpaid interest will be added to principal. In no case shall the unpaid interest added to the principal exceed 180% of the original principal indebtedness.

BORROWER REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO BORROWER AT THE ADDRESS HEREINABOVE SET FORTH.

Signature of Borrower

Harriet R. Snyder
HARRIET R. SNYDER

94035815

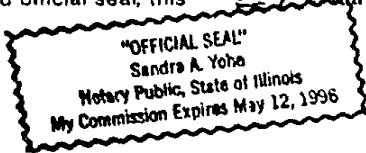
State of Illinois Cook County ss:

I, Sandra A. Yohc a notary public in and for said county and state, do hereby certify that HARRIET R. SNYDER, DIVORCED AND NOT SINCE REMARRIED

personally known to me to be the same person(s) whose name(s) IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE signed and delivered the same instrument as HER free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July 1994

My commission expires:



[Signature] Notary Public

LOAN NO. 1697244-0

UNOFFICIAL COPY

LOAN NO. 1697244-0
SNYDER

EXHIBIT "A"

UNIT NUMBER '007-C' IN LA SALCEDA DEL NORTE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 3, 4, 5, 6 AND 7, BOTH INCLUSIVE, IN LA SALCEDA SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR LA SALCEDA DEL NORTE CONDOMINIUM ASSOCIATION, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1978 AND KNOWN AS TRUST NUMBER 42200, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 24538413, TOGETHER WITH AN UNDIVIDED 0.4153 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

94335815

Proprietary of Cook County Clerk's Office