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RELEASE DEED
(ILLINOIS)

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE ASSIGNMENT OF RENTS WAS FILED.

DEPT-01 RECORDING 423.50
T01111 TRAN 6546 09/13/94 09:23:00
49104 CG #94-797625
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT Dremco, Inc., Employee Profit Sharing Plan of the County of Cook and the State of Illinois for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, ~~does~~ hereby remise, release, convey and quit-claim unto Robyn L. Van Witzenburg their heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever may have acquired in, through, or by a certain Assignment of Rents, bearing date the 14th day of October, 1993, and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Number 93843406, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

UNIT 5208-3C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROYAL CHATEAU CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93477915. AS AMENDED FROM TIME TO TIME. IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINH 24-28-104-001 + 002

together with all the appurtenances and privileges thereunto belonging or appertaining. 94797625

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Dominic A. Regan, President, and attested by its Edward T. McGowan, Secretary, this 10 day of August, 1994.

Impress Corporate Seal Here
By: Dominic A. Regan, President
Attest: Edward T. McGowan, Secretary

State of Illinois, County of COOK ss. I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that Dominic A. Regan personally known to me to be the President of the Dremco Inc., an Illinois Corporation,

and Edward T. McGowan personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are Notary subscribed to the foregoing instrument appeared Here before me this day in person and severally acknowledged that as such President and Secretary, They signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of August, 1994.

Notary Public
Commission expires 4/9/95
OFFICIAL SEAL
THOMAS P. DALTON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/9/95
This instrument was prepared by Thomas P. Dalton, P.C., 6930 W. 72nd Street, Burbank, Illinois 60458.

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② 5/37/03 MAF

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COOK COUNTY

OFFICE OF THE CLERK OF COURT
100 N. LAUREL STREET
CHICAGO, ILLINOIS 60602
TEL: (312) 437-2000
WWW.COOKCOUNTYCLERK.COM

Property of Cook County Clerk's Office

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payments of Funds to Lender, or in order that Borrower make such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or analyzing and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender under paragraph 12 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust, or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the terms "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premium required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned, and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower, and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender.

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21. Waiver of Homeowner's Remedies... Borrower hereby waives in right of the several provisions in this Property...

20. Release... Borrower shall pay all items secured by this Mortgage... Lender shall release from this Mortgage without...

19. Assignment of Funds... Appointment of Receiver... Borrower hereby assigns to Lender the sums of the Property... Borrower shall prior to acceleration under paragraph 12 hereof or...

18. Borrower's Right to Reinstatement... Borrower shall have the right to have any proceedings begun by Lender to enforce this...

17. Acceleration Remedies... Except as provided in paragraph 16 hereof, upon Borrower's breach of any...

16. Transfer of a Beneficial Interest in Borrower... If or any part of the Property or any interest...

15. Prohibition Loan Agreement... Borrower shall fulfill all of Borrower's obligations under any home...

14. Borrower's Copy... Borrower shall be furnished a conforming copy of the Plans and of the Subdivided Lots at the time...

13. Governing Law; Severability... The state and local laws applicable to this Mortgage shall to the laws of the...

12. Notices... If by not by registered mail or by any other means, the laws in another manner...

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