# UNOFFICIAL COPY -

AFTER RECORDING RETURN TO:

MID-AMERICA MORTGAGE CORPORATES 361 FRONTAGE ROAD BURR RIDGE, ILLINOIS 60521



94985107

#### FHA MORTGAGE

FHA CASE NO.

131.7788629

STATE OF ILLINOIS

This Mor.gran ("Security Instrument") is given on

NOVEMBER 7. 1994

The Mortgagor is JOHN TURMAN, JR., MARPIED TO PEARLIE M. LUMPKIN

14513 SOUTH WENTWORTH AVENUE, RIVERDALE, IL 60627 whose address is

("Borrower"). This Security Instrument is given to MID-AMERICA MORTGAGE CORPORATION which is organized and existing under the laws of TTT STATE OF ILLINOIS, and whose address is 361 FRONTAGE ROAD, BURR RIDGE, ILLINOIS 6052 . ("Lender").

SIXTY SIX THOUSAND SEVEN HUNDRED DOLLARS Borrower owes Lender the principal sum or

Dollars (U.S.\$ 66,700.00

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, it not part earlier, due and payable on December 1.

This Security Instrument seem as to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and incidifications; (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 the Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Leader the following described property located in COOK County, filingie.

LOT 32 AND THE SOUTH 1/2 OF LOT 33 IN BLOCK 79 IN TVANHOE UNIT NO 4 ... BEING BRANIGER BROTHERS SUBDIVISION IN THE SOUTH 1/2 (1) THE SOUTH 1/2 OF SECTION 4. TOWNSHIP 36 NORTH. RANGE 14. EAST OF THE TAILD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 11/21/94

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P.I.N.: 29-04-424-006

COOK COUNTY RECORDER JESSE WHITE BRIDGEVIEW OFFICE

14513 SOUTH WENTWORTH AVENUE which has the address of

(Street)

RIVERDALE

(City)

Illinois

60627 (Zin Code)

("Proporty Address");

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 lawfuly 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.

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1. Payment of principal, interest and late timerac. 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) texes and special assessments invied or to be levied against the Property, (b) less shall payments or ground rents on the Property, and (o) 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-stadt of the estimated amounts. The full annual amount for each tem shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in treat to pay items (a), (b) and (c) before they become delinquent

If at any time the total of the payments held by Lersler for items (a), (b), and (c), together with the future monthly payments for such terms 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, exceeds by more than one-sixth the estimated amount of payments required to pay such items, exceeds by more than 1 creater 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 florrower, at the option of Borrower. If the total of the payments made by florrower for lient (a), (b), or (c) is insufficient to pay the item when the, then florrower shall pay to Londer 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 designer. Most Security Instruments manned by the Secretary are mained under programs which require advance payment of the entire mortgage mained programs. If this Security Instrument is or was mained under a program which did not require advance payment of the entire mortgage insurance premium, then each monthly payment shall also include enter: (i) an installment of the annual mortgage insurance. mortgage insurance premium, men each monthly psymem shan asso include enter; (i) an installment of the amount antiques insurance premium to be paid by fender to the Secretary, or (ii) a monthly charge insurance premium shall be in an amount aufficient 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 (i) his 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 cutstanding principal balance due on the Note.

If Borrower tenders to Lei der 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 fectuary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a toroclosure sale of the Property are a acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b) at d (3)

3. Application of Payments.

All Payments under paragraphs I am. 2 mall be applied by Lender at follows:

PIRST, to the mortgage insurance promium to be paid by Lender to the Sectetary or to the number to the number by the Sectetary instead of the monthly mortgage insurance premium, arrest Borrower paid the earlier mentgage insurance premium when this Security Instrument

was signed;
SECOND, to any taxes, special assessments, hasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

THIRD, to interest due under the Note;
POURTH, to amortization of the principal of the Note;

PIFTH, to late charges due under the Note.

4. Fire, Flood and Other Bazard Insurance.

Borrower shall insure all improvements on the Property, whether row in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurence. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the respect, whether now in existence or subsequently erected, against loss by floods to the extent required the Secretary. All insurance shall be as ried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and direct difference payment for such loss directly to Lender, instead of to florrower and to Lander jointly. All or any part of the insurance proceeds may be a plied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinque of Sounds applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged project. Any application of the proceeds to the principal shall not extend or postpone the due date of the mountily payments which are referred to be reagraph 2, or change the amount of such ayments. Any excess insurance proceeds over an amount required to pay all outstanding indebled leaves under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that actinguishes the indobtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser,

5. Preservation and Maintenance of the Property, Leaseholds.

borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the property if the property is vacant or abandoned or the loan is in refault. Lender may take reasonable action to protect and preserve such vacant or abandoned property. If this Security instrument is on releasehold, Horrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee this shall not be inerged unless Leikler agrees to the merger in writing

6. Charges to Borrower and Protection of Lender's Rights in the Property.

borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is own) the payment. If failure to pay would adversely affect Lender's informal in the Property, upon Lender's request Borrower shall promptly famish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to unforce laws or regulations), then Lender may the and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other herns mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Londer to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the inclinest state the Note and this Security Instrument, first to any deliminent amounts applied in the order provided in Paragraph 3, and then to propayment of principal. Any application of the proceeds to the principal stall not extend or protepone the due date of the monthly payments, which are referred to in Paragraph 2, or classing the amount of such payments. Any excess proceeds over an amount required to pay all constanting indebtedness under the Note and this Security Instrument shall shall be paid to the entity legally entitled thereto.

Lender may collect fees and charges authorized by the Secretary.

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#### 9. Grounds for Acceleration o

#### (n) Dofmult.

Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due that of
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

#### (b) Sale Without Credit Approval.

Lander shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

- (i) All or part of the Property is otherwise transferred tother than by device or descent) by the Borrower, and
- (ii) The Property is not occupied by the purchaser or grantee as his or her primary residence, or the purchaser or grantee does so occupy the property but his or her credit has not been approved in accordance with the requirements of the Secretary.

#### (c) No Walver.

If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Londor does not waive its rights with respect to subsequent events,

#### (d) Regulation: A HUD Secretary

In many circum darges regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payme a in full and foreclose if not paid. This Security instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

Borrower has a right to be remainted if Ligher has required immediate payment in full because of therrowers's failure to pay an amount due Borrower has a right to be remarked if Loyder has required immediate payment in hill because of increments while in pay at annual member the Note in this Security Instrument. This right applies even after fine-closure proceedings are instituted. To remain the Security Instrument, to rower shall under in a loop sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attention is feet and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not equired immediate payment in full. However, lender is not required to permit reinstatement if: (i) Lender has accopied reinstatement in the commencement of foreclosure proceedings within two years immediately preceeding the commencement of a current foreclosur, proceeding, (ii) reinstatement will precide foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the provity of the lieu created by this Security Instrument.

#### 11. Borrower Not Released; Forbearance By Lender No. r walver.

Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liab flip of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in factor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any righter remody shall not be a waiver of or preclude the exercise of any

#### 12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers.

The coverents and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9.h. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (4) is co-signing this Security Instrument but does not execute the Note: (4) is co-signing this Security Instrument but does not execute the Note: (4) is co-signing this Security Instrument but the security Instrument bu Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personal; "bligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other florrower may agree to extend, in slifty, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

#### 13. Notices.

Any notice to Horrower provided for in this Security Instrument shall be given by delivering it or by mailing it of first class small unless applicable law requires as of another method. The notice shall be directed to the Property Address or any offer address borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address at a of it, on or any address Lander designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to be very been given to Borrower. or Lender when given as provided in this paragraph.

#### 14. Governing Laws Soverability.

This Security Instrument shall be governed by Pederal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other are visions of this Security Instrument and the Note are declared to be severable.

#### 15. Horrawer's Copy.

Hornway shall be given one conformed copy of this Security Instrument.

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#### 16. Assignment of Rents.

Borrower unconditionally assigns and transfers to Londer all the reas and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Londor gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as missee for benefit of Lender only, to be applied to the sums secured by the Security Instrument: (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents the and impaid to Lender or Lender's agent on Lender's written demand to

Borrower has not executed any prior assignment of the rents and has not shal will not perform any not that would prevent Lender from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Horrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

### NON-UNIPORM COVENALTS II INVENTED AND LIBER THE DESIGN OF A FOLLOWS OF PARTY OF THE COVENED OF T

- 17, Foreclosure Procedure. If Londer requies immediate payment in full under paragraph 9, Leidler may foreclose this Security Instrument by Judicial proceeding, and any remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' team and costs of title evidence.
  - 18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.
  - 19. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within NINETY DAYS from the date hereof, Lender may, at its option and not althitianding anything in Paragraph 9, require immediate payment in full of all soms secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to NINETY DAYS from the date bereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Nothwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to ramit a mortgage insurance premium to the Secretary.

Riders to this Security Instrument. If Instrument, the co-cuants of each such rider shall be this Security in crow at as if the rider(s) were in a p	incorporated into and a	inali amond and supplet	
Condomio'am Rider	Adjustabl	o Rate Ruler	Omwing Equity Rider
Planned Unit Development Rider	Graduates	l Payment Rider	Other FRA Due-On-Sale Rider
BY SIGNING BELOW, Borrower accepts and a Borrower and recorded with it.	grees to the terms contai	ned in this Security Ins	trument and in any ridor(s) executed by
Witness:	C0/1	JOHN TURK	JAN. JR. (Soal)
		PÉARLIE M. TO WAIVE HO	LUMPKIN SIGNING SOLELY HOREOMAN OMESTEAD RIGHTS (Seal)
	•	12	Harrows (See)
	•	ζ,	Borrower
STATE OF ILLINOIS.	C 0 0 K	County :	u: 4,
I. THE UNDERSIGNED , a Notary Publ	le in and for sald county	and state, do hereby co	orthy that JOHN TURMAN, JR., MARRIED
TO PEARLIE M. LUMPKIN			O <sub>Sc.</sub>
	, personally kn	own to me to be the sai	ne person(s) whose name(s) I S
subscribed to the foregoing instrument, appeared be	fore me this day in perso	on, and acknowledged (	that HE/SHE
signed and delivered the said instrument as	HIS/HERrosan	voluntary act, for the u	ses and purposes therein set forth.
Given under my hard and official seal, this	7TH day of N	OVEMBER I	94985107
My Commission expires:	7 i i day oi i ii	orenoed t	/
ANTHONY M. VACCATELL.  My Commission Expires 5-16-66		freling	m Vaccarello
This instrument was prepared by:	τ,		Meany Public
Mary Yacko	,		
MID-AMERICA MORTGAGE CORPORATION 361 Frontage Road, Burr Ridge, IL 60521			

191A Case No. 131:7788629

### ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 7 th day of November, 1994, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to MID-AMERICA MORTGAGE CORPORATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

14513 South Wentworth Avenue, Riverdale, IL 60627 (Property Additions)

THE ACTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTERPST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL CO'/ENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

#### 5. INTEREST RATE AND MONTHLY PAYMENT CHANGES

#### (A) Change Date

The interest rate may change of the first day of April 1996 and on that day of each succeeding year. "Change Date" means each date on which the interest rate could change.

#### (B) The Index

Beginning with the first Change Date, the local strate will be based on an ladex. "Index" means the weekly average yield on United States Treatury occurities adjusted to a constant maturity of one year, as made available by the Federal Reserve board. "Current Index" means the most recent Index figure available 30 days before the Change Date. The Index (as defined above) is no longer available, Lender will use as a new Index any index prescribed by the Secretary (as defined in paragraph 7(B)). Lender will give Borrower notice of the past Index.

#### (C) Calculation of Interest Rate Changes

Before each Change Date, Lender will calculate a new interest are by adding a margin of Two and Three / Quarters (2.750 %) to the Current Index and rounding the sum to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in paragraph 5(D) of this Nete, this rounded amount will be the new interest rate until the next Change Date.

#### (D) Limits on Interest Rate Changes

The interest rate will never increase or decrease by more than one percentage point (1.0%) on any single Change Date. The interest rate will never be more than five percentage points (5.0%) higher or lower than the initial interest rate stated in paragraph 2 or this Note.

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FHA Multistate ARM Rider - 2/91

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(E) Calculation of Payment Change

If the interest rate changes on a Change Date, Lender will calculate the amount of monthly payment of principal and interest which would be necessary to repay the unpaid principal balance in full at the maturity date at the new interest rate through substantially equal payments. In making such calculation, Lender will use the unpaid principal balance which would be owed on the Change Date if there had been no default in payment on the Note, reduced by the amount of any prepayments to principal. The result of this calculation will be the amount of the new monthly payment of principal and interest.

#### (F) Notice of Changes

Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 25 days before the new monthly payment amount is due, and must set forth (i) the date of the notice, (ii) the Change Date, (iii) the old interest rate, (iv) the new interest rate, (v) the new monthly payment amount, (vi) the Current Index and the date it was published, (vii) the method of calculating the change in monthly payment amount, and (viii) any other information which may be required by law from time to time.

(G) Effective Onte of Changes

A new interest rate calculated in accordance with paragraphs 5(C) and 5(D) of this Note will become effective on he Change Date. Borrower shall make a payment in the new monthly amount beginning on the Arat payment date which occurs at least 25 days after Lender has given Borrower the notice of changes rejutred by paragraph 5(F) of this Note. Borrower shall have no obligation to pay any increase in the no utily payment amount calculated in accordance with paragraph 5(E) of this Note for any payment due occurring less than 25 days after Lender has given the required notice. If the monthly payment amount calculated in accordance with paragraph 5(E) of this Note decreased, but Lender failed to give timely notice of the decrease and Borrower made any monthly payment amounts exceeding the payment amount which should have been stated in a timely notice, then Borrower has the option 'e lither (i) demand the return to Borrower of any excess payment, with interest thereon at the 'tote rate (a rate equal to the interest rate which should have been stated in a timely notice), or (ii) reguest that any excess payment, with interest thereon at the Note rate, be applied as payment of principal. Lender's obligation to return any excess payment with interest on demand is not assignable even; it has Note is otherwise assigned before the demand for return is made.

BY SIGNING BELOW, Borrower acces this Adjustante Rate Rider.	epts and agrees to the terms and covenants co	
John Turman, Jr.	(Seal) Barrower	(Seal) Borrower
	(Seal) Bottower	(Seal) Borrower
	C	
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		0

#### RELEASE AND WAIVER OF HOMESTEAD EXEMPTION

The undersigned,

PEARLIE M. LUMPKIN

being the wife/husband of

JOHN TURMAN, JR.

hereby release and waive all rights I have under and by virtue of the Homestead Exemption Law of the State of Illinois regarding the following described real property:

LOT 32 AND THE SOUTH 1/2 OF LOT 33 IN BLOCK 79 IN IVANHOE UNIT NO. 3. BEING BRANIGER BROTHERS SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 4. TOWNSHIP 36 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. L.N.: 29-04-424 006

14513 SOUTH WENTWORTH Commonly known as: AVENUE.RIVERDALE, IL 60627

Dated this Seven

day of NOVEMBER

1984

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

1, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PEARLIC M. LUMPKIN married to JOHN TURMAN,

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 the signed scaled and delivered the said instrument as his hed 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 official seal, this 7th day of Nov., 1994

"OFFICIAL SEAL"
DEANNA L. OZAJKOSKI
Notery Public, State of Minole
My Commission Expires 9-30-97

Notary Public

This instrument prepared by:

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