

# UNOFFICIAL COPY

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Account #2-00236890

**Know all Men by these Presents**, that THE FIRST NATIONAL BANK OF CHICAGO, a national banking association organized and existing under the laws of the United States of America with its principal office in the City of Chicago, County of Cook, and State of Illinois, as Trustee under the Trust Deed hereinafter described, for and in consideration of the sum of one dollar, and for other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim unto David C. Alonzi, A/K/A, C. David Alonzi and Paula Borys Alonzi, his Wife

of the County of Cook and State of Illinois all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain trust deed dated December 9th, A.D. 1986, and registered in the Recorders office of Cook County, in the State of Illinois in vol. book of on page as Document No. 86612954, to the premises therein thereunto described, situated in the County of Cook and State Illinois as follows, to wit:

Lot 245 in Terrace of Arlington Heights Unit 6, being a Subdivision in the North 1/2 of fractional Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded November 7, 1980 as Document Number 2537004 in Cook County, Illinois.

C/K/A: 911 Nichols Road, Arlington Heights, IL 60004  
P.T.N.: 03-06-201-023

Together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, said The First National Bank of Chicago has caused these presents to be executed by its Vice President and its corporate seal to be hereto affixed, attested by Joseph B. Kröll, Systems Officer, This 13th day of January, A.D. 19 94

Joseph B. Kröll  
By Joseph B. Kröll, Systems Officer  
ATTEST: Marie Kobzaruk, Officer

Confidential Illinois National Bank & Trust Company of Chicago ("CINB") Pay to the order of The First National Bank of Chicago ("FNBC") without recourse or representation except as set forth in the Purchase Agreement dated 12/12/86 between CINB and FNBC.

STATE OF ILLINOIS }  
County of Cook } SS.

I, Ruby J. Oatis

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Joseph B. Kröll, Systems Officer Marie Kobzaruk, Officer of said bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President 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 bank, for the uses and purposes therein set forth and caused the corporate seal of said bank to be affixed thereto as their own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

OFFICIAL SEAL  
RUBY J. OATIS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 8/12/96

GIVEN under my hand and notarial seal this 13th day of January, A.D. 19 94  
My commission expires 8/12/96

Ruby J. Oatis  
Notary Public

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

This instrument was prepared by Forestine Pillar  
One First National Plaza, Chicago, Illinois 60670

MAIL TO:  
DAVID C. ALONZI  
911 NICHOLS ROAD  
ARLINGTON Hts, IL 60004

BOX 169

20289 # 51327

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UNOFFICIAL COPY

Box \_\_\_\_\_

**RELEASE**

The First National Bank of Chicago  
TRUSTEE  
CHICAGO, ILLINOIS  
TO

Property of Cook County Clerk's Office

DEPT-01 RECORDINGS \$23.00  
T#9999 TRAN 2639 01/26/79 09:16:00  
#0887 # \*--74-082928  
COOK COUNTY RECORDER

94082928



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TOGETHER WITH the improvements thereon and all fixtures, appliances, and  
furnishings 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.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited  
variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest, Prepayments and Late Charges.** Borrower shall promptly pay when due the  
principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to  
Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes  
and assessments which may have priority over this Security Instrument as a lien on the Property; (b) yearly household payments  
or charges on the Property, if any; (c) yearly household or property insurance premiums; (d) yearly fire insurance premiums, if  
any; (e) yearly mortgage insurance payments, if any; and (f) any other payments by Borrower to Lender, in accordance with the  
provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These sums are called "Escrow Items."  
Lender may, at its option, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related  
mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as  
amended from time to time (12 U.S.C. Section 2601) or any ("RESPA"), unless another law that applies to the Funds sets a lower  
amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lower amount. Lender may  
advance the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or  
otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or trust (including  
Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow  
Items. Lender may not charge Borrower for creating and applying the Funds, annually analyzing the escrow account, or verifying  
the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge.  
However, Lender may require Borrower to pay a one-time charge for an independent valuator reporting service used by  
Lender in connection with the loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law  
requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and  
Lender may agree in writing, however, that interest shall be paid 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 purposes for which each debit to the Funds was  
made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for  
the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is  
not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay  
to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve  
monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds  
held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the  
Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this  
Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs  
1 and 2 shall be applied first, to any prepayment charges due under the Note, second, to amounts due under paragraph 2,  
third, to interest due, fourth, to principal due, and last, to any late charges due under the Note.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions levied on the Property  
which may have priority over this Security Instrument, and household payments or ground rents, if any. Borrower shall pay these  
obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time by to the  
person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If  
Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in  
writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) commences legal proceedings to prevent the  
by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion appear to prevent the  
enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to  
this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may have priority over this  
Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more  
of the actions set forth above within 10 days of the giving of notice.

PROPERTY OFFICE

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