

## UNOFFICIAL COPY

DECARIS CO., INC.  
LEGAL FORMSROCKWOOD 103  
APRIL 1980SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Wholes)CAUTION: Current or future zoning or usage rules may limit  
the proposed improvements and/or cause the sale to be delayed.

95372915

THIS INDENTURE, made this 18th day of October,  
1981, between Household Bank, U.S.A.,  
2700 Sandburg Rd - 2 South  
Prospect Heights, IL 60070

a corporation created and existing under and by virtue of the laws of  
the State of Illinois and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and WILLIE L. CAINES AND SOUTHERN CAINES,  
ITS WIFE, 133 W. 156th St., Harvey, IL 60426, party of the second part,

NAME AND ADDRESS OF GRANTEE:  
party of the second part, WITNESSETH, that the party of the first  
part, for and in consideration of the sum of One  
Dollars and 00 /u00 and Valuable Consideration  
in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority  
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN  
AND CONVEY unto the party of the second part, and to th heirs and assigns, FOREVER, all the following  
described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot. ten (10) (Except the West Seventy-Two (72) feet thereof )  
In Block Two (2), In Robertson and Young's First Addition to  
Harvey, being a Subdivision in the West Half (½) of the North  
West Quarter (¼) of the South West Quarter (¼) and the South  
West Quarter (¼) of the South East Quarter (¼) of Section 18,  
Town 36 North, Range 14, East of the Third Principal Meridian  
in Cook County, Illinois.

TAX ID NO.: 29184010190000

95452074

..... Above Space For Recorder's Use Only .....



No. 8718

95452074

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K. Ryan  
Suburban 2nd Sv.  
154th & Broadway  
Harvey, IL 60426

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,  
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,  
title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above  
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above  
described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of  
the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said  
premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said  
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND  
FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused  
its name to be signed to these presents by its ABET. V. President, and attested by its ABET. V. R., the day  
and year first above written.

By Pamela J. Crowley, ABET. Vice President  
Attest: Tami Mayland, ABET. Vice President

85372915

Recorded to Domingo In Torre

**UNOFFICIAL COPY**

Property of Cook County Clerk's Office

95-1523-74

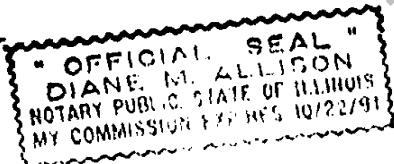
# UNOFFICIAL COPY

STATE OF Illinois) ss.  
COUNTY OF DuPage

I, Diane M. Allison a notary public in and for said County, in and for said state aforesaid, DO HEREBY CERTIFY  
Pamela J. Crowley, personally known to me to be the Asst.

Vice President of the corporation, and Tami Wayland personally known to me to be the Assistant V.P. of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant V.P., 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 21st day of October, 19 91



Diane M. Allison  
NOTARY PUBLIC  
Diane M. Allison

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Property of Cook County Clerk's Office

95452071

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

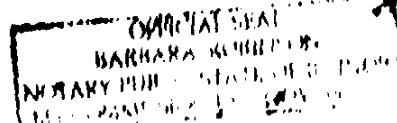
Dated \_\_\_\_\_, 19\_\_\_\_\_.  
Signature: 

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 31<sup>st</sup> day of July, 1975.

Notary Public \_\_\_\_\_ 



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest In a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

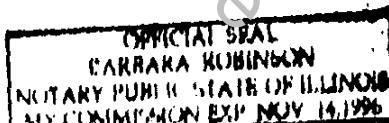
Dated \_\_\_\_\_, 19\_\_\_\_\_.  
Signature: 

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 5<sup>th</sup> day of Aug, 1975.

Notary Public \_\_\_\_\_ 



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

95152071

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Department of  
Planning and Development  
708 • 210 • 5300 ext. 350  
Fax 708 • 210 • 5368

15320 Broadway Avenue  
Harvey, Illinois 60426

**City  
of  
Harvey**

## BUILDING DEPARTMENT

### BUYER(S) VERIFICATION FORM

(1) BUYER(S) NAME: Giffith, Debra

BUYER(S) NAME: \_\_\_\_\_

(2) BUYER(S) SSN/FEIN#: 348-18-2056

BUYER(S) SSN/FEIN#: \_\_\_\_\_

(3) PROPERTY ADDRESS: 15320 W. 156th St. Harvey, IL.

(4) CURRENT/PREVIOUS ADDRESS: \_\_\_\_\_

CURRENT/PREVIOUS ADDRESS: \_\_\_\_\_

(5) BUYER(S) PHONE: 393-5622 (W) \_\_\_\_\_

BUYER(S) PHONE: \_\_\_\_\_ (W) \_\_\_\_\_

(6) EMPLOYED BY: 110

ADDRESS: \_\_\_\_\_

EMPLOYED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

I hereby certify that the above statements are true and correct.

Giffith, Debra  
Buyers Name

May 31, 1995  
Date

Giffith, Debra  
Buyers Name

May 31, 1995  
Date

Subscribed To and Sworn Before me  
a NOTARY PUBLIC this 31<sup>st</sup> day of  
May, 1995.

Elizabeth Robertson  
Notary Public

David N. Johnson  
Mayor

Kimberly D. Richardson  
Director

"OFFICIAL SEAL"  
Elizabeth Robertson  
Notary Public, State of Illinois  
My Commission Expires 06/2008

The Southern  
Suburbs

CHICAGO AND THE BUSINESS FRONTIER

**UNOFFICIAL COPY**

Property of Cook County Clerk's Office

9545207-1

Jeffie T. Gaines 7-15-0045228-9  
**UNOFFICIAL COPY**  
REAL ESTATE INSTALLMENT CONTRACT

My name is Jeffie T. Gaines, my wife is Willie J. Gaines and my son is Jeffie T. Gaines, Jr.

DATE: July 1, 1967

Agreement made this date between GUARDIAN SAVINGS AND LOAN ASSOCIATION, Seller, and WILLIE J. GAINES and  
JEFFIE T. GAINES, his wife, as joint Purchaser!

STATEMENT: That if the Purchaser shall first make the payments and perform the covenants hereinafter set forth on Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey to the Purchaser, in fee simple clear of all encumbrances, including waiver of dower and homestead, except as hereinafter provided, by a good and sufficient special warranty deed the following described real property situated in the County of Cook and State of Illinois, commonly known as 133 West 156th Street Harvey Illinois and more particularly described as follows:

Lot ten (10) (Except the East Seventy-Two (72) feet thereto) in Block Two (2), in Robertson and Young's First Addition to Harvey, being a Subdivision in the West Half ( $\frac{1}{2}$ ) of the North West Quarter ( $\frac{1}{4}$ ) of the South East Quarter ( $\frac{1}{4}$ ) and the South West Quarter ( $\frac{1}{4}$ ) of the South East Quarter ( $\frac{1}{4}$ ) of Section 18, Town 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

TAX #29 184010190000

CANCELED-PAID IN FULL

CITICORP MORTGAGE, INC.  
PAYOFF DEPT. M.S. 302  
P.O. BOX 790002

MS. NO 63179-002

Said deed shall be accompanied by a complete merchantable abstract of title or a certificate of title issued by the Registrar of Titles or merchantable warranty policy. Such certificate of title or warranty policy shall be subject to the usual objections to which such certificates and policies are customarily subject and to the specific matters to which the conveyance hereunder shall be subject, as hereinafter set forth, and shall be conclusive evidence between the parties hereto as to the state of the title to said premises.

The Purchaser hereby covenants and agrees to pay to the Seller at such place as the Seller may from time to time in writing designate and, until such designation, at the office of GUARDIAN SAVINGS AND LOAN ASSOCIATION the sum of SIXTEEN THOUSAND FIVE HUNDRED Dollars in the following manner:

The sum of SEVEN HUNDRED DOLLARS (\$700.00) upon execution of this contract, and the balance of \$15,800.00 with interest at 6-1/2% per annum payable monthly as follows: \$107.00 or more on July 1, 1967 and a like amount or more on the 1st day of each month thereafter until paid.

Said installments shall first be applied against interest on the principal balance from time to time outstanding and then on the principal.

The parties further agree as follows:

At each time as the Purchaser shall have paid the full purchase price, he shall have reduced the principal balance thereof to the amount set forth above, shall have paid all actual interest, costs, taxes, assessments and other required charges and shall be in full compliance with all of the covenants contained herein, and provided there shall have been executed and delivered an installment note and a release money trust deed on forms of Chicago Title and Trust Company for any principal balance of the purchase price, the Seller shall convey, or cause to be conveyed, to the Purchaser title to said premises by a deed subject as hereinafter provided. Such installment note shall bear interest at the rate of 6-1/2% per annum on the whole sum remaining from time to time unpaid, and shall be payable in monthly installments of \$107.00 or more, such monthly installments to be applied as follows:

1. The conveyance to be made by the Seller shall be subject to:
  - (a) General taxes for the year 1967 and subsequent years.
  - (b) Special taxes or assessments, or installments thereof, not due at the date hereof.
  - (c) Water, rentals, charges or taxes.
  - (d) Party walls and party-wall agreements, if any.
  - (e) Building lines and building, deed, liquor restrictions and easements of record.
  - (f) Zoning and building laws, ordinances, and regulations.
  - (g) Consequences of the Illinois Liquor Control Law.
  - (h) Questions of survey.
2. The rights, if any, of the public in any portion of the premises aforesaid, which may fall within any public street, way or alley adjacent or contiguous to said premises.
3. The rights of all persons claiming by, through or under the Purchaser.
4. Matters in which certificates of title or warranty policies are customarily subject.

5. Purchaser shall be entitled to the full possession, operation and control of the said premises upon the execution hereof and to retain such possession, operation and control so long as Seller shall not have terminated this Contract for default hereunder. While this Contract remains in force and effect, Seller shall have no right, duties or obligations relating to the possession of said premises or their operation, control, repair, or maintenance. Purchaser shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition and repair, without waste; (3) comply with all requirements of law or municipal ordinances with respect to the premises, their condition and use; (4) make no material alterations in

said premises except as hereinabove set forth and as required by law or municipal ordinance; (5) keep said premises free from all mechanic's or other liens.

6. Until the delivery of deed to Purchaser, as herein provided, Purchaser shall have no title, legal or equitable, in said premises, but his rights and interest shall be limited to the rights of possession, enjoyment, control and operation thereof as hereinabove set forth.

7. Each and every contract for repairs and improvements on the premises aforesaid or any part thereof, shall contain an express and complete waiver and release of any and all lien or claim of right of less against the property herein agreed to be repaired. Any such contract for agreement, oral or written, shall be executed by the Purchaser for repairs or improvements upon the property aforesaid, except the same contain such express waiver or release of less upon the part of the party contracting. A copy of each and every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and be retained by Seller.

8. The Purchaser shall not transfer or assign this agreement, or any interest therein, without the previous written consent of the Seller. Any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in said premises, but shall render this contract null and void, at the election of the Seller.

9. No extension, change, modification or amendment to or of this instrument of any kind whatsoever shall be made or claimed by Purchaser. No notice of any extension, change, modification or amendment, made or claimed by the Purchaser, shall have any force or effect whatsoever unless the same shall be endorsed in writing on this agreement and signed by the parties hereto.

10. Purchaser shall keep all buildings at any time on said premises insured by Purchaser's expense against loss by fire, lightning and tornadoes. Such insurance shall be with companies to be approved by the Seller and shall be in amounts at least equal to the sum remaining unpaid hereunder. Such policy shall require all payments for loss to be applied on said indebtedness. Purchaser, at his own expense, also shall procure and maintain public liability insurance in favor of the Seller in companies and with limits approved by the Seller. All such policies shall be deposited by the Purchaser with the Seller.

11. Purchaser agrees to deposit with Seller, on each installment payment date, a sum equal to one-twelfth of the last ascertainable real estate tax assessed against said premises plus one-twelfth of the annual cost of all insurance required hereunder. Said payments shall be held by the Seller as a fund for the payment of general taxes and insurance premiums as they become due, but Purchaser shall have the obligation and responsibility of paying the same, together with all assessments or

9545-X74

2350  
EL

## REAL ESTATE INSTALLMENT

## CONTRACT

BETWEEN

AND

H. C. Shetman  
(SEAL)BY  
*John D. Shetman*

(SEAL)

(SEAL)

(SEAL)

(SEAL)

LOAN ASSOCIATION

*John D. Shetman*BY  
*John D. Shetman*

(SEAL)

*John D. Shetman*  
MILLIE S. GAINES  
(SEAL)

IN WITNESSES WHEREOF, THE PARTIES TO THESE AGREEMENTS HAVE HEREBY PLACED THEIR HANDS AND SEALIS

*John D. Shetman*

UNOFFICIAL COPY

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*John D. Shetman*  
MILLIE S. GAINES  
(SEAL)

IN WITNESSES WHEREOF, THE PARTIES TO THESE AGREEMENTS HAVE HEREBY PLACED THEIR HANDS AND SEALIS

21. Purchaser has examined the premises, any equipment and appliances of the dwelling, fixtures, decorations, dimensions and features of the dwelling, and the exterior of the dwelling, and found no material or substantial defect in any part of the dwelling, except that the exterior of the dwelling appears to be in need of painting and repair.

22. Purchaser hereby agrees to make his/her best efforts to sell the dwelling, subject to the above conditions, and to keep it in good condition until sold.

23. The Purchaser shall pay the amount of taxes on the dwelling, and taxes on any other property owned by him/her in the same city, town or county, and taxes on any personal property which may be in the possession of him/her, during the period from the date of closing to the date of sale of the dwelling, provided however, that in the event of the death of the Purchaser, all taxes and other expenses incident to the ownership of the dwelling, shall be paid by the Purchaser's estate, heirs or executors, or, if there be no such, by his/her surviving spouse, unless otherwise provided in his/her will or in the will of his/her surviving spouse, or in the case of a minor child, by the conservator appointed for him/her, or in the case of a person declared incompetent, by his/her guardian ad litem.

24. The Purchaser shall pay the amount of taxes on the dwelling, and taxes on any other property owned by him/her in the same city, town or county, and taxes on any personal property which may be in the possession of him/her, during the period from the date of closing to the date of sale of the dwelling, provided however, that in the event of the death of the Purchaser, all taxes and other expenses incident to the ownership of the dwelling, shall be paid by the Purchaser's estate, heirs or executors, or, if there be no such, by his/her surviving spouse, unless otherwise provided in his/her will or in the will of his/her surviving spouse, or in the case of a minor child, by the conservator appointed for him/her, or in the case of a person declared incompetent, by his/her guardian ad litem.

25. The Purchaser shall pay the amount of taxes on the dwelling, and taxes on any other property owned by him/her in the same city, town or county, and taxes on any personal property which may be in the possession of him/her, during the period from the date of closing to the date of sale of the dwelling, provided however, that in the event of the death of the Purchaser, all taxes and other expenses incident to the ownership of the dwelling, shall be paid by the Purchaser's estate, heirs or executors, or, if there be no such, by his/her surviving spouse, unless otherwise provided in his/her will or in the will of his/her surviving spouse, or in the case of a minor child, by the conservator appointed for him/her, or in the case of a person declared incompetent, by his/her guardian ad litem.

26. The Purchaser shall pay the amount of taxes on the dwelling, and taxes on any other property owned by him/her in the same city, town or county, and taxes on any personal property which may be in the possession of him/her, during the period from the date of closing to the date of sale of the dwelling, provided however, that in the event of the death of the Purchaser, all taxes and other expenses incident to the ownership of the dwelling, shall be paid by the Purchaser's estate, heirs or executors, or, if there be no such, by his/her surviving spouse, unless otherwise provided in his/her will or in the will of his/her surviving spouse, or in the case of a minor child, by the conservator appointed for him/her, or in the case of a person declared incompetent, by his/her guardian ad litem.

27. The Purchaser agrees to sell the dwelling, subject to the terms of this agreement, and to make his/her best efforts to sell the dwelling, subject to the above conditions, and to keep it in good condition until sold.

The Purchaser agrees to accept delivery of title to the dwelling at the time of closing.

Department of  
Planning and Development  
708 • 210 • 5300 ext. 350  
Fax 708 • 210 • 5368

15320 Broadway Avenue  
Harvey, Illinois 60426



**City  
of  
Harvey**

# UNOFFICIAL COPY

Date 5/31/95

## POINT OF SALE EXEMPTION

Please be advised that the point of sale for the property located at 133 W 156th St  
Harvey, Illinois 60426 does not require a point of sale inspection.

Brenda L. Thompson  
Brenda L. Thompson, Director  
Dept. of Planning & Development

95-13207-1

Nicholas Graves  
Mayor

Brenda L. Thompson  
Director

**The Southern Suburbs**  
CHICAGO'S BUSINESS FRONTIER

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Property of Cook County Clerk's Office

95152074