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TRUSTEE'S DEED

AMERICAN TITLE order # 109418 KW 1112

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THIS INDENTURE, made this 17th day of AUGUST 1995 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement, dated the 1ST DAY OF FEBRUARY, 1992 known as Trust Number 115093-04 party of the first part, and

DEPT-01 RECORDING \$25.50
749011 TRAN 8038 09/07/95 16143100
87432 \$ RV *-95-599586
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

GARY L. ROTHSCHILD AND JENNIFER K. ROTHSCHILD, AS HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT TENANTS BY THE ENTIRETY, 1801 NORTH DAYTON, CHICAGO IL 60614

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS----- (\$10.00)----- Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1819 NORTH DAYTON CHICAGO IL 60614

Property Index Number 14-32-414-071-1004

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

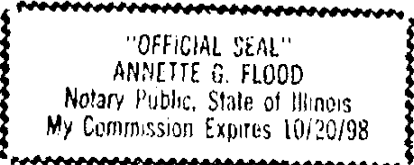
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

By [Signature]
MICHAEL WANG TRUST OFFICER

STATE OF ILLINOIS) I, ANNETTE G. FLOOD, a Notary Public in and for
COUNTY OF COOK) said County, in the State aforesaid, do hereby certify
MICHAEL WANG an officer of American National Bank and Trust Company of Chicago 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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal this 17TH day of AUGUST 1995



[Signature]
NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago MICHAEL WANG TRUST OFFICER
MAIL TO:

Handwritten initials/signature

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CLERK OF THE CIRCUIT COURT
ESTATE TRANSACTIONS DIVISION
OFFICE OF THE CLERK OF THE CIRCUIT COURT
JULY 25 1995

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
JULY 25 1995

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
JULY 25 1995

OFFICE OF THE CLERK OF THE CIRCUIT COURT
ESTATE TRANSACTIONS DIVISION
JULY 25 1995

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EXHIBIT A

Legal Description

UNIT 1819 IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM
AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE:

LOTS 41 TO 47 BOTH INCLUSIVE AND THE WEST 60 FEET OF LOT 48
(EXCEPT THE SOUTH 7.52 FEET THEREOF) IN SUB-BLOCK 1 OF THE
SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO,
IN SECTION 22 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1819 North Dayton
Chicago, Illinois 60614

PIN: 14-32-414-071-1004

Subject to: covenants, conditions and restrictions of record that do not prohibit or restrict the
use of the property as a single family residence and are not violated; public and
utility easements that do not prohibit or restrict the use of the property as a single
family residence and are not violated; general real estate taxes for the year 1994
and subsequent years



Sharon Lundberg,
Callahan, Des.
20 N. LaSalle St.
Chicago, IL 60602

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
 If you do not have enough room for your full name, just your last name will be adequate
 Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

14 - 32 - 414 - 071 - 1004

NAME

GARY ROTHSCHILD

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1819 NORTH DAYTON

CITY

CHICAGO

STATE:

IL

ZIP:

60614

FILED: SEP 7 1995
 COOK COUNTY TREASURER

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1819 NORTH DAYTON

CITY

CHICAGO

STATE:

IL

ZIP:

60614

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an option to purchase, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 11 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 16 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

16. Acceleration; Remedies. Except as provided in paragraph 15 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, or in the Revolving Credit Loan Agreement, including the covenants to pay when due any sums secured by this Mortgage, Lender, prior to acceleration, shall give notice to Borrower as provided in paragraph 11 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the Notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

17. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Revolving Credit Loan Agreement had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 16 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

18. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph

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16 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 16 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

19. **Release.** Upon payment of all sums secured by this Mortgage, and upon receipt of its reasonable release charges, Lender, upon Borrower's written request, shall release this Mortgage.

20. **Waiver of Homestead.** Borrower hereby waives all rights of homestead exemption in the Property.

NOTICE TO THIRD PARTIES AND SUBSEQUENT JUNIOR LIEN HOLDERS:

21. **Revolving Line.** This Mortgage is a revolving line of credit, calling for advances up to the amount set forth in the Mortgage. The formula for computing interest is as follows:

An Annual Percentage Rate which is variable and equal to the prime lending rate as published in The Wall Street Journal, plus one point (1.00%). The rate may adjust semi-annually. The maximum interest rate under this Mortgage is 18.00% per annum.

22. **Future Advances.** This Mortgage shall secure all future advances made within twenty (20) years from the date of this Mortgage as set forth in Illinois Compiled Statutes, 205 ILCS 305/46 and as amended. However, no advances will be made beyond the 15th year of the term of this Mortgage.

23. **Priority of Future Advances.** All future advances shall have the same priority as if advanced at the date of this Mortgage.

REQUEST FOR NOTICE OF DEFAULT

-----AND FORECLOSURE UNDER SUPERIOR-----

MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

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