

UNOFFICIAL COPY

WARRANTY DEED
INDIVIDUAL TO CORPORATION

95142844

9500339

7538023 H

DEPT. OF RECORDING 425.00
146012 TRAM 2915 03/01/95 13:05:00
12787 : E.P. # - 95 - 142844
COOK COUNTY RECORDER

THE GRANTOR BOUNNHONG VONGPHAKDY,

of the City of Elgin, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS to LAO BUDDHIST TEMPLE OF ELGIN, AN ILLINOIS NOT FOR PROFIT CORPORATION,

a corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 50 King Arthur Court, Elgin, Illinois 60120 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 1 of Sherwood Oaks Unit Number 5, being a Subdivision of part of the East 1/2 of Section 20, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:

- 1) Covenants, conditions and restrictions of record;
- 2) Public utility easements of record;
- 3) Building lines as shown of record, if any;
- 4) General taxes for 1994 and subsequent years.

PIN: 06-20-202-034

THIS IS NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25TH day of October 1994.

(SEAL)

Bounnhong Vongphakdy
BOUNNHONG VONGPHAKDY (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the

025500

*Exempt Under The Homestead Exemption Laws of the State of Illinois
C.C. Sec. 4 Of The Revised State Taxation Code
Oct 25, 1994*

95142844

BOX 333-CTI

025500

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

State aforesaid, DO HEREBY CERTIFY that BOUNNHONG VONGPHAKDY 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS
SEAL
HERE

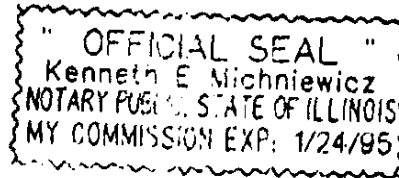
Given under my hand and official seal, this 25TH day of OCT 1994.

Commission expires JAN. 24, 1994

Kenneth E. Michniewicz
NOTARY PUBLIC

This Instrument was prepared by:

Kenneth E. Michniewicz
Attorney at Law
119 S. Grove Avenue
Elgin, IL 60120



MAIL TO:

Kenneth E. Michniewicz
Attorney at Law
119 S. Grove Avenue
Elgin, IL 60120

ADDRESS OF PROPERTY:

50 King Arthur Court
Elgin, IL 60120

The above address is for statistical purposes only and is not a part of this Deed.

SEND SUBSEQUENT TAX BILLS TO:

LAO BUDDHIST TEMPLE OF ELGIN
50 KING ARTHUR COURT
ELGIN, IL 60120

951A2894

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 and hold title to real estate under the laws of the State of Illinois.

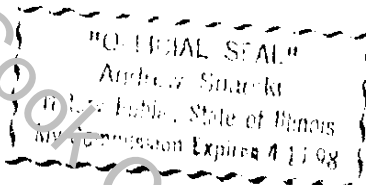
Dated 2/28, 19 95 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grant

this 28th day of Feb

19 95

[Signature]
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 2/28, 19 95 Signature: [Signature]
Grantee or Agent

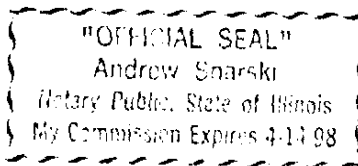
Subscribed and sworn to before me by the

said Agent

this 28th day of Feb

19 95

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

95142844

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

This instrument was prepared by:

BARBARA L. CIZEK
(Name)

HOME FEDERAL OF ELGIN
(Address)

16 NORTH SPRING STREET
ELGIN, ILLINOIS 60120

MORTGAGE (CORPORATE FORM)

15380237

\$29,000
2/21/95

THIS MORTGAGE is made this 20TH day of FEBRUARY, 1995
between the Mortgagor DAO BUDDHIST TEMPLE OF ELGIN, A NOT FOR PROFIT CORPORATION
the laws of the State of Illinois and the Mortgagee,
HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ELGIN, a corporation organized and existing under the laws of The United States
of America, whose address is 16 North Spring Street - Elgin, Illinois 60120 (herein "Lender").

DEPT-01 RECORDING \$29.00
140012 TRAN 0815 03/01/95 13:05:00
12728 IER *--95--142845
COOK COUNTY RECORDER

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED NINETEEN THOUSAND AND NO/100
Dollars, which indebtedness is evidenced by Borrower's
note dated FEBRUARY 20, 1995 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the
indebtedness, if not sooner paid, due and payable on MARCH 1, 2015

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums
with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and
agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender
pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following
described property located in the County of COOK, State of Illinois:

LOT 1 OF SHERWOOD OAKS UNIT NUMBER 5, BEING A SUBDIVISION OF PART OF
THE EAST HALF OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL INDEX NUMBER: 06-20-202-034

which has the address of 50 KING ARTHUR COURT
(Street) ELGIN
IL 60120 (herein "Property Address");
(State and Zip Code)

ELGIN
(City)

95142845

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, water rights, and water stock, and all fixtures now or hereafter attached to the property,
all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage;
and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims
and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy
insuring Lender's interest in the Property.

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

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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 installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may accrue over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, including Lender's (such as 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 verifying 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 within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof. Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 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, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attach a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage, provided that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith collect such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

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 term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require, provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

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 premiums on insurance policies shall be paid in the manner provided in paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereon shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of Lender and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. 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.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to 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 restore or repair of the 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.