

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

No. 810
November 1994

95163462

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S) ANN TYMOCHKO, a widow and not since remarried

of the Village of Lansing County of Cook
State of Illinois

for and in consideration of Ten and no/100----(\$10.00)----- DOLLARS,

and other good and valuable considerations _____
_____ in hand paid,

CONVEY(S) _____ and WARRANT(S) _____ to FILIBERTO ONTIVEROS and ROSALINDA ONTIVEROS 9724 S. Ave. L, Chicago, IL 60617

(Names and Address of Grant es)

not in Tenancy in Common, but in JOINT TENANCY the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: _____

DEPT-01 RECORDING \$25.50
T#6666 TRAN 8122 03/10/95 14:40:00
#6926 * KB * -95-163462
COOK COUNTY RECORDER

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX



MAR 10 '95
DEPT. OF REVENUE
2600

Above Space for Recorder's Use Only

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

95163462

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 30-29-304-017-0000

Address(es) of Real Estate: Vacant land - Bernice Ave., Lansing, IL 60438

DATED this: 3RD day of March 19 95

Please print or type name(s) below signature(s)

Ann Tymochko (SEAL) _____ (SEAL)
ANN TYMOCHKO

_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ann Tymochko a widow not since remarried

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.
Cook County

IMPRESS OFFICIAL SEAL
Warren D. Cowell, Jr.
Notary Public, State of Illinois
My Commission Expires 1995

25.50

REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAR 10 '95
13.00

REL ATTORNEY SERVICES # 638235 1 OF 1

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

95183462

Given under my hand and official seal, this 3rd day of March 1995

Commission expires 1/8 1999

NOTARY PUBLIC

This instrument was prepared by W. Lee Newell, Jr., Attorney, 134 Pulaski Rd.
Calumet City, IL 60409 (Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

Filberto Ontiveros
(Name)

9724 S AVENUE L
(Address)

CHICAGO IL 60617
(City, State and Zip)

MAIL TO: Sam Poznanovich
(Name)
9714 S. Commercial Ave.
(Address)
Chicago, IL 60617
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

9 5 1 4 3 4 8 9

LEGAL DESCRIPTION RIDER

Lots 5 and 6 in Ann's Subdivision, an unrecorded Subdivision, being a part of the East 220 feet of the West 440 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 36 North, Range 15, East of the Third Principal Meridian except that part thereof lying South of the North line of the 300 foot strip of land conveyed to the County of Cook by deed dated July 23, 1943 and recorded August 24, 1943 as Document 13129394 in Cook County, Illinois, all in Village of Lansing, Cook County, Illinois and more particularly described as beginning on the East line of said West 440 feet at a point 190 feet South of the North line of said Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 29 and thence South on said East line of said West 440 feet for a distance of 202.75 feet to the North line of said 300-foot strip of land in aforesaid Document 13129394; thence West on said North line 220.0 feet to the West line of the East 220 feet of the West 440 feet of aforesaid Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 29; thence North on said West line of the East 220 feet, a distance of 392.75 feet to the North line of the East Half of the Southwest Quarter of Section 29, Township 36 North, Range 15; thence East along said North line a distance of 120 feet; thence South 190 feet to a line parallel to said North line of Southwest Quarter Section; thence East 100.0 feet to the point of beginning. Containing 1.55 acres in the Village of Lansing, Cook County, Illinois.

Property Address: Vacant land

Permanent Tax No. 30-29-304-017-0000

Clerk's Office
95163462

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

A.T.G.
BOX 370

95163463



Prepared by: Jeffrey W. Deer
Johnson & Bell, Ltd.
222 N. LaSalle St., #2200
Chicago, IL 60601

DEPT-01 RECORDING 129.00
T#6666 TRAN 8122 03/10/95 1414100
#6977 KB *95-163463
COOK COUNTY RECORDER

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1995, between the Mortgagor,
Otis D. White and Sharon A. White, his wife

Home Loan and Investment Bank, F.S.B.

(herein "Borrower"), and the Mortgagee,

existing under the laws of the United States

a corporation organized and
whose address is

2 Altieri Way, Warwick, R.I. 02886

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 30,845.00, which indebtedness is evidenced by Borrower's note dated February 27, 1995 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 3, 2015

TO SECURE to Lender 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, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook State of Illinois:

LOT 160 IN J. E. MERRION'S COUNTRY CLUB HILLS, UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SAID NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. # 28-34-110-010-0000

95163463

which has the address of 17700 Rosewood Terrace Country Club Hills
60478 [Street] [City]
Illinois [ZIP Code] (herein "Property Address"):

ILLINOIS - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

2076(ILL) (0400) Form 3814
VMP MORTGAGE FORMS - (800)521-7291

Printed on Recycled Paper Page 1 of 5 Initials: _____



2900

638243
RE ATTORNEY SERVICES #

UNOFFICIAL COPY

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments 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 (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of year premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender. If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such 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 writing 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.
- 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 to payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.
- 4. Prior Mortgages and Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 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.

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 insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

35163463