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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...

QUIT CLAIM DEED ILLINOIS STATUTORY

95211910

75-42-766H

MAIL TO: ROSEMARIE MURRY 12141 SOUTH LOOMIS CHICAGO, ILLINOIS 60628

- DEPT-01 RECORDING \$27.00 T#0012 TRAN 3315 03/29/95 11:27:00 #3059 # JM \*-95-211910 COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER: ROSEMARIE MURRY 12141 SOUTH LOOMIS CHICAGO, ILLINOIS 60628

RECORDER'S STAMP

2700

THE GRANTOR(S) PRENTISS L. MURRY AND ROSEMARY MURRAY, HUSBAND AND WIFE of the County of COOK State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) to ROSEMARIE MURRY

95009786

(GRANTEE'S ADDRESS) 12141 SOUTH LOOMIS, CHICAGO, ILLINOIS 60628 of the County of COOK State of ILLINOIS all interest in the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOT 95 IN VICTORY HEIGHTS THIRD ADDITION A SUBDIVISION OF THAT PART LYING SOUTH OF THE RIGHT OF WAY OF THE I.C.R.R. OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Exempt under provisions of Paragraph Section 1 Real Estate Transfer Tax Act.

NOTE: If additional space is required for legal - attach on separate 8-1/2" x 11" sheet with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 25-29-119-001-0000 Property Address: 12141 SOUTH LOOMIS, CHICAGO, ILLINOIS 60628

95211910

Date of this 23RD day of FEBRUARY 19 95 PRENTISS L. MURRY (Seal) ROSEMARIE MURRY (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1160

BOX 333-CTI

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Property of Cook County Clerk's Office

ED

10

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95211910

QUIT CLAIM DEED  
ILLINOIS STATUTORY

MAIL TO:  
ROSEMARIE MURRY  
12141 SOUTH LOOMIS  
CHICAGO, ILLINOIS 60628

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 3315 03/29/95 11:27:00  
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COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:  
ROSEMARIE MURRY  
12141 SOUTH LOOMIS  
CHICAGO, ILLINOIS 60628

RECORDER'S STAMP

2700

THE GRANTOR(S) PRENTISS L. MURRY AND ROSEMARY MURRAY, HUSBAND AND WIFE  
of the \_\_\_\_\_ of \_\_\_\_\_ County of COOK State of ILLINOIS  
for and in consideration of TEN DOLLARS (\$10.00) DOLLARS  
and other good and valuable considerations in hand paid,  
CONVEY(S) AND QUIT CLAIM(S) to ROSEMARIE MURRY

(GRANTEE'S ADDRESS) 12141 SOUTH LOOMIS, CHICAGO, ILLINOIS 60628  
of the \_\_\_\_\_ of \_\_\_\_\_ County of COOK State of ILLINOIS  
all interest in the following described real estate situated in the County of COOK, in the State of Illinois,  
to wit:

LOT 95 IN VICTORY HEIGHTS THIRD ADDITION A SUBDIVISION OF THAT PART LYING SOUTH  
OF THE RIGHT OF WAY OF THE I.C.R.R. OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN IN COOK COUNTY ILLINOIS.\*\*\*

Exempt under provisions of Paragraph E  
Section 4 Real Estate Transfer Tax Act.

NOTE: If additional space is required for legal - attach on separate  
8-1/2" x 11" sheet with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 25-29-119-001-0000  
Property Address: 12141 SOUTH LOOMIS, CHICAGO, ILLINOIS 60628

Dated this 23RD day of FEBRUARY 19 95  
Prentiss L. Murry (Seal) Rosemarie Murry (Seal)  
PRENTISS L. MURRY ROSEMARIE MURRY (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1160

BOX 333-CTI

75-42-7644

95009786

95211910

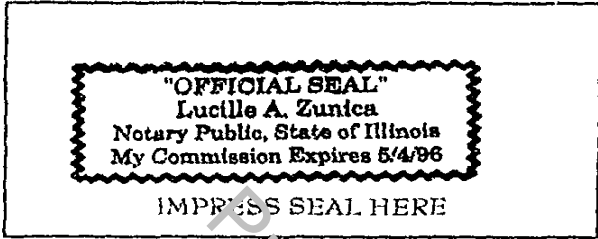
# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PRENTISS L. MURRY AND ROSEMARIE MURRY, HUSBAND AND WIFE personally known to me to be the same person whose name ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that The Y signed, sealed and delivered the instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, ~~xxxxxx~~

Given under my hand and notarial seal, this 3RD day of MARCH, 19 95.

*Lucille A. Zunica*  
\_\_\_\_\_  
Notary Public

My commission expires on \_\_\_\_\_, 19\_\_\_\_.



\_\_\_\_\_ COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
ROSEMARIE MURRY  
12141 S. LOOMIS AVENUE  
CHICAGO, ILLINOIS 60643

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: ( 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022).

QUIT CLAIM DEED  
ILLINOIS STATUTORY

95221910

FROM

TO

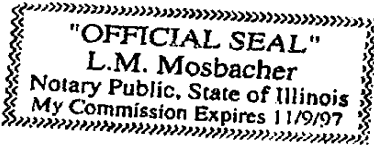
Property of Cook County Clerk's Office

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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 March 3, 1995 Signature: Plentyn S. Murray  
Grantor or Agent

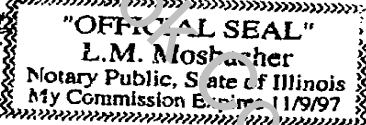
Subscribed and sworn to before me by the said Plentyn S. Murray this 3rd day of March, 1995  
Notary Public L.M. Mosbacher



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 March 3, 1995 Signature: Rosemarie Murray  
Grantee or Agent

Subscribed and sworn to before me by the said Rosemarie Murray this 3rd day of March, 1995  
Notary Public L.M. Mosbacher



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor 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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Cook County Clerk's Office

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Scannable document - read the following rules

- 1. Changes must be kept within the space limitations shown...
- 2. Do Not use punctuations...
- 3. Print in CAPITAL letters with black pen only.
- 4. Do Not Xerox form...
- 5. 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 don't 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 NUMBER:

25 - 29 - 119 - 001 - 0000

NAME/TRUST#:

ROSE MARIE MURRY

MAILING ADDRESS:

12141 S LOOMIS

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60628 -

PROPERTY ADDRESS:

12141 S LOOMIS

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60628 -

Property Cook County Clerk's Office

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Property of Cook County Clerk's Office

2025



521191

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.

**5. Hazard or Property 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 any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to

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applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, 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 non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- V.A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Home Improvement Rider
- Other (specify)
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Sergio Ramirez (Seal)  
SERGIO RAMIREZ -Borrower

Margarita Ramirez (Seal)  
MARGARITA RAMIREZ -Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

STATE OF ILLINOIS,

COOK

County ss:

I, the undersigned, a Notary Public in and for said county and state do hereby certify that SERGIO RAMIREZ AND MARGARITA RAMIREZ, AS JOINT TENANTS

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY The Y signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 20TH day of MARCH, 1995

My Commission Expires:

\*\*RECORD AND RETURN TO:\*\*  
CITYSCAPE MORTGAGE CORP.  
565 TAXTER ROAD  
ELMSFORD, NEW YORK 10523-2300

Denise Greuser  
Notary Public  
8/9/95

OFFICIAL SEAL  
DENISE GREUSER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES AUG. 9, 1995

95211913

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Property of Cook County Clerk's Office

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