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DEPT-01 RECORDING \$27.00
T#0012 TRAM 0895 04/10/76 12:24:00
#5012 CG #96-440161
COOK COUNTY RECORDER

WARRANTY DEED

27 50

THE GRANTOR, CHARLOTTE M. NIZNIK, an individual, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED DOLLARS (\$114,900.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JONI STRAND, whose post office address is 26221 N. OWENS, Mundelein, Illinois 60060, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

UNIT 410-C AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (TAKEN AS A TRACT): LOTS 22, 23 AND 24 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 2, 3 AND 4 IN FORCES' SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY SUBURBAN TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1976 AND KNOWN AS TRUST NO. 2850, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JULY 24, 1978 AS DOCUMENT NO. 24548591, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AS SET FORTH IN SAID DECLARATION (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

SUBJECT TO general real estate taxes and installments of special and condominium assessments not yet due and payable; covenants, easements, conditions, encumbrances and restrictions of record.


Address of Property: 410 S. Grove # 3C
Oak Park, Illinois 60302


Permanent Index Number: 16-07-327-020-1018


108; 296533314
161937)


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 Real Estate Transfer Tax \$300

 Real Estate Transfer Tax \$100

 Real Estate Transfer Tax \$500

 Real Estate Transfer Tax \$10

 Real Estate Transfer Tax \$10

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COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP
 JUN-6-96
 5750

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 JUN-6-96
 115.00
 31431
 31431

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The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 8.125 % or less than 4.125 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding twelve months. My interest rate will never be greater than 12.125 %.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

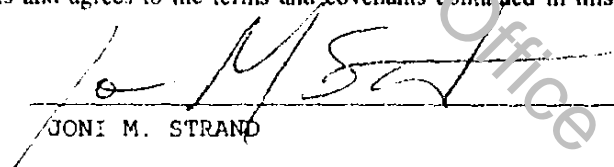
Uniform Covenant 17 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.



JONI M. STRAND (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

DATED this 31st day of May, 1996.

Charlotte M. Niznik
CHARLOTTE M. NIZNIK

Darryl M. Darden
DARRYL M. DARDEN
(Husband of Grantor)

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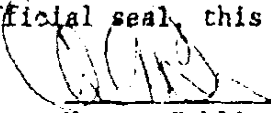
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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

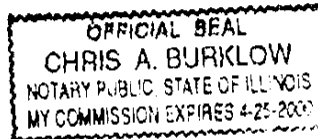
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLOTTE M. NIZNIK and DARRYL M. DARDEN, individuals, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of May, 1996.



Notary Public

My Commission Expires:



This Instrument Prepared By:

Terry Darden
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

Grantee's Address and Send
Subsequent Tax Bills To:

Joni Strand
401 S. Grove #3C
Oak Park, Illinois 60302

After Recording Return To:

Steven E. Wasko
Steponate & Wasko, Ltd.
1580 Northwestern highway
Suite 212
Park Ridge, Illinois 60068

BOX 300-CT1

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