

UNOFFICIAL COPY

1-2 WARRANTY DEED
03D2 H.R. 7609117
STATUTORY (ILLINOIS)
INDIVIDUAL TO INDIVIDUAL

96538292

THE GRANTOR, MCL VENTURES, L.L.C. an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO LEWIS B. GREENBLATT and REGINA GREENBLATT, husband and wife, not in Tenancy in Common, not in JOINT TENANCY, but by Tenants by the Entirety, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

DEPT-01 RECORDING \$23.00
T#0012 TRAN 1328 07/15/96 15:29:00
#3010 # RC # -96 -538292
COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 17-04-201-019-0000

Address(es) of Real Estate: 1454 N. North Park, Chicago, Illinois

23.00

In Witness Whereof, said Grantor has herein caused its name to be signed to these presents by Daniel E. McLean, Manager of MCL VENTURES, L.L.C., an Illinois Limited Liability Company, this 21 day of June, 1996.

MCL VENTURES, L.L.C.

By: [Signature]
Daniel E. McLean, Manager

State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the Manager of MCL VENTURES, L.L.C., and 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 as the Manager, he signed and delivered the said instrument pursuant to authority of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of June, 1996.

IMPRESS NOTARIAL SEAL
HERE 
OFFICIAL SEAL
CAROL KRINSKI
My Commission Expires
MY COMMISSION EXPIRES 09/01/97

[Signature]
Notary Public

This instrument was prepared by Sachoff & Weaver, Mr. Michael M. Kaplan, 30 S. Wacker Drive, Suite 2900, Chicago, Illinois 60606

Mail to: Steve Miller
Schwartz & Freeman
401 N. Michigan Avenue - Suite 1900
Chicago, IL 60602

Send subsequent Tax Bill To

Lewis B. Greenblatt
1454 N. North Park
Chicago, Illinois 60614

BOX 333-CTI

AR. 13D2 7609117

96538292

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COOK
CO. NO. 016

252727



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUL 15 '98

DEPT. OF
REVENUE

439.50

P.B. 10606

Cook County
ESTATE TRANSFER TAX



219.75

★
★
★
0 - 3234

DEPT. OF

JUL 15 '98

CHGO.

STATION TAX

999.00

★
★
★
0 - 3230

DEPT. OF

JUL 15 '98

CHGO.

STATION TAX

999.00

96538292

★
★
★
0 - 3235

DEPT. OF

JUL 15 '98

CHGO.

STATION TAX

999.00

★
★
★
0 - 3236

DEPT. OF

JUL 15 '98

CHGO.

STATION TAX

299.25

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

SUB LOT 57 OF OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123 AND 124 AND LOT 127 TO 134 AND 137 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF LOT 132 AFORESAID IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE CHICAGO TRANSIT AUTHORITY TO 1500 N. NORTH PARK L.L.C. DATED SEPTEMBER 19, 1995 AND RECORDED AS DOCUMENT 95692855 TO MAINTAIN A DRIVEWAY FOR INGRESS AND EGRESS ONLY OVER THE FOLLOWING DESCRIBED LAND.

THE EAST 16.0 FEET OF LOTS 51, 54, 55, 58, 59, 62, 63, 66, 67, 70, 71, 74, 75, 78, 79, 82, 83, 86, 87 AND 90 IN W.B. OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 AND 137, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 1 THROUGH 4 IN DIXON'S SUBDIVISION OF THE EAST 1/2 OF LOT 135, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 5 THROUGH 8 IN THE SUBDIVISION OF LOT 136, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 17, 20, 21, 24 AND 25 IN W.B. OGDEN'S SUBDIVISION OF LOTS 138, 139 AND THE RESUBDIVISION OF LOTS 142 TO 151 OF BRONSON'S ADDITION TO CHICAGO ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real Estate Taxes not yet due and payable; zoning and building laws or ordinances provided the property complies with the same; utility easements of record, provided the Property Improvements do not encroach thereon; Declaration of 1500 N. North Park Alley Users Association and Declaration of Easements, Restrictions and Covenants for the Chicago Homes on North Park the "Declaration" and such other matters as to which the title insurer commits to insure Buyer against loss or damage and which do not interfere with Buyer's use of the Property.

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

96538293

2-2

7609117 03D2 A.R.

AFTER RECORDING MAIL TO:

LaSalle Home Mortgage Corporation
1350 E. Touhy Ave. Suite 160W
Des Plaines, IL 60018

DEPT-01 RECORDING 635.00
T40012 TRAN 1328 07/15/96 15:30:00
#6011 # RC #--96-538293
COOK COUNTY RECORDER

AP#
LN# 4573242

[Space Above This Line For Recording Data]

MORTGAGE

35.00
1/5

THIS MORTGAGE ("Security Instrument") is given on July 10, 1996. The mortgagor is Lewis B. Greenblatt and Regina Greenblatt, Husband and Wife

("Borrower"). This Security Instrument is given to LaSalle Bank, F.S.B.

existing under the laws of the United States of America, which is organized and 4242 N. Harlem Ave., Norridge, IL 60634, and whose address is

("Lender"). Borrower owes Lender the principal sum of Four Hundred Seventy Two Thousand Dollars and no/100 Dollars

(U.S. \$ 472,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2011. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

SUB LOT 57 OF OGDENS' SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123 AND 124 AND LOT 127 TO 134 AND 137 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF LOT 132 AFORESAID IN SECTION 4, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

17-04-201-019-0000

which has the address of

1454 N. North Park
[STREET]

Chicago
[CITY]

Illinois 60610 ("Property Address");
[ZIP CODE]

ILLINOIS-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT
ISC/CMDTIL//0894/3014(0990)-L PAGE 1 OF 8

FORM 3014 9/90

BOX 333-CTI

96538293

UNOFFICIAL COPY

FORM 3014 9/90

ILLINOIS-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT PAGE 2 OF 8 ISC/CMDTIL//0894/3014(0990)-L

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits. Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid 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 all sums secured by this Security Instrument.

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 payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

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

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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record. THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

LN# 4573242

AP# 6RZENB4573242

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