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76-38-551 L
WARRANTY DEED

96849111

William Venhuizen and Linda Venhuizen, his wife, as joint tenants, whose address is 9817 South Kolmar Avenue, Oak Lawn, Illinois 60453 ("Grantors"), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith ("Settlement Agreement") between Grantors and First National Bank of Evergreen Park, a national banking association, with its principal office at 3101 West 95th Street, Evergreen Park, Illinois 60805 ("Grantee"), and the release of Grantors, to the extent and as provided in the Settlement Agreement of even date, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note ("Note") executed on June 30, 1995 in the principal sum of One Hundred Thirty-Nine Thousand Six Hundred Thirty Nine and 90/100 Dollars (\$139,639.90), that certain Mortgage securing said Note bearing even date thereof and recorded on July 3, 1995 as Document No. 95430262 in the office of the Recorder of Deeds of Cook County, Illinois ("Mortgage") and other Security Documents (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to Grantee the real property commonly known as 6615 West 95th Street and located in the Village of Oak Lawn, County of Cook, State of Illinois, and legally described on Exhibit "A" attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Security Documents (collectively, "Grantee's Loan Documents"), easements, restrictions, and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon, and the rights of parties in possession.

This Warranty Deed is an absolute conveyance and grant of all of Grantors' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage.

This document was prepared by:
Carole G. Ruzich
First National Bank of Evergreen Park
4900 West 95th Street
Oak Lawn, Illinois 60453

Return to: Box 223

DEPT-01 RECORDING \$29.00
T#0012 TRAN 2985 11/06/96 11:08:00
#3474 #DT *-96-849111
COOK COUNTY RECORDER

2900
Doc

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trust conveyance, or security of any kind, Grantors having sold, granted, and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantors further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of Grantors' selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantors' waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

Grantors and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of Grantee's Loan Documents, or the interests of Grantee or its successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to Grantee's Loan Documents, and Grantee's Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereon and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Grantee's Loan Documents shall be discharged by Grantee through a recorded written instrument.

The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of Grantors from any personal liability to the extent and as provided in the Settlement Agreement; provided, however, that the acceptance by Grantee of this Warranty Deed shall not prejudice, limit, restrict, or affect Grantee's or its successors' and assigns' claims of priority under Grantee's Loan Documents over any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of Grantee's Loan Documents except as set forth herein.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 1st day of November, 1996.

GRANTORS:

William Venhuizen
William Venhuizen
Linda Venhuizen
Linda Venhuizen

1167896

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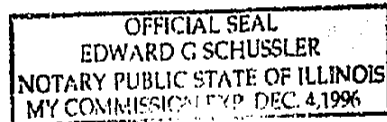
STATE OF Illinois)
COUNTY OF Cook)

On this 1st day of November, 1996, before me personally appeared William Verhulzen and Linda Verhulzen to me known to be the persons that executed the within Warranty Deed and acknowledged to me that they executed the same as their free act and deed.

Given under my hand and official seal, this 1st day of November, 1996.

Edward G. Schussler
Notary Public

My Commission Expires: _____



I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 16, Section 4, of the Real Estate Transfer Tax Act

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EXHIBIT A

LOT 8 (EXCEPT THE NORTH 17 FEET) AND EAST 13 FEET 8 INCHES OF LOT 9 (EXCEPT THE NORTH 17 FEET) IN BLOCK 1 IN DEARBORN HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 24-07-203-055-0000

PROPERTY ADDRESS: 6615 WEST 95TH STREET, OAK LAWN, ILLINOIS 60453

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

Dated Nov, 1996 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said 1st day of NOVEMBER, 1996 this

Notary Public _____

OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires 11/20/98
JANICE L. GILL

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 Nov. 1, 1996 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said 1st day of NOVEMBER, 1996 this

Notary Public _____

OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires 11/20/98
JANICE L. GILL

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.]

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ERNEST F. KOLB
Village President

Village Trustees
CYRIL C. HOLESZA
MARJORIE ANN JOY
WILLIAM C. KEANE
RONALD M. STANCIK
ROBERT J. STREIT
MICHAEL D. WALSH



A. JAYNE POWERS
Village Clerk

9446 S. Raymond Ave.
Oak Lawn, IL 60453
Phone (708) 636-4400

FAX (708) 636-8606

NOV 6 1996

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

6615 WEST 95TH ST.
Oak Lawn, IL 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 M of said Ordinance.

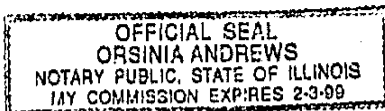
Dated this 1ST day of NOVEMBER, 1996.


Director of Administrative Services

SUBSCRIBED and SWORN to before me this

1ST day of NOVEMBER, 1996.





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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUSS number is involved, it must be put with the NAME, leave one space between the name and number

If you do not 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:

24 - 071 - 203 - 055 - 0000

NAME

CONTROLLER - EVERGREEN BK

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

3101 WEST 95TH STREET

CITY

EVERGREEN

STATE:

IL

ZIP:

60805 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

6615 WEST 95TH STREET

CITY

OAK LAWN

STATE:

IL

ZIP:

60453 -

95849111

City's Office

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