

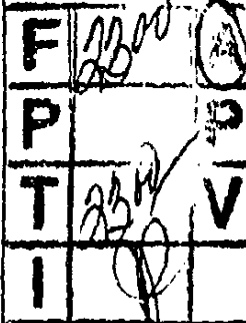
UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

961865

DEPT-01 RECORDING \$23.00
T#0004 TRAN 8933 04/15/96 09:49:00
#7422 LF *-96-279865
COOK COUNTY RECORDER



96279865

RECORDER'S STAMP

NAME & ADDRESS OF TAXPAYER:

Sharie Lemon

15119 S. University Ave.

Dolton, Illinois 60419

THE GRANTOR(S) LYNNA F. TYLER, Married To. William L. Tyler

of the Village of Dolton County of Cook State of Illinois

for and in consideration of TEN ***** DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to SHARIE, LEMON

96279865

3041 S. Michigan Ave. Chicago Illinois 60616

Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The South 12.12 feet of Lot 8, and Lot 9 (except the South 2.09 feet thereof) in Block 6 in Calumet Terrace, a Subdivision of Lots 2 to 8 both inclusive, in a subdivision of the North 515.10 feet of the West 340.89 feet of the Southeast 1/4 of Section 11, Township 36 North, Range 14, east of the Third Principal Meridian; also the east 1064.5 feet of the Southwest 1/4 of Section 11, Township 36 North, Range 14 east of the Third Principal Meridian, lying north of the railroad, excepting therefrom the West 75 feet of the North 200 feet thereof, in Cook County, Illinois.

Subject to taxes for 1995 and subsequent years; subject to recorded easements and restrictions.

William L. Tyler joins in execution of this deed solely to release his homestead rights, and disclaims any ownership of the property.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

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

Permanent Index Number(s): 29-11-312-058-0000

Property Address: 15119 S. University Ave. Dolton, IL 60419

DATED this 11th day of April 1996

Lynna F. Tyler (SEAL)
LYNNA F. TYLER

William L. Tyler (SEAL)
WILLIAM L. TYLER

(SEAL) (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

139.1094



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STATE OF ILLINOIS
County of Illinois } ss

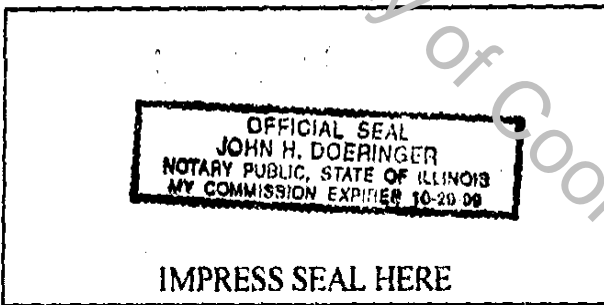
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LYNNA F. TYLER and WILLIAM L. TYLER personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 11th day of April, 1996.

John H. Doeringer
Notary Public

My commission expires on 10-29, 1999

96279865



IMPRESS SEAL HERE

COOK COUNTY - ILLINOIS TRANSFER STAMPS

VILLAGE OF DOLTON No 02452 RAPH
 WATER / REAL PROPERTY TRANSFER TAX
 ADDRESS 15119 UNIVERSITY
 ISSUE 3-1-96 EXPIRED 5-11-96
 AMT. 46100
 TYPE GRANT DEED
 VILLAGE CLERK

NAME AND ADDRESS OF PREPARER :

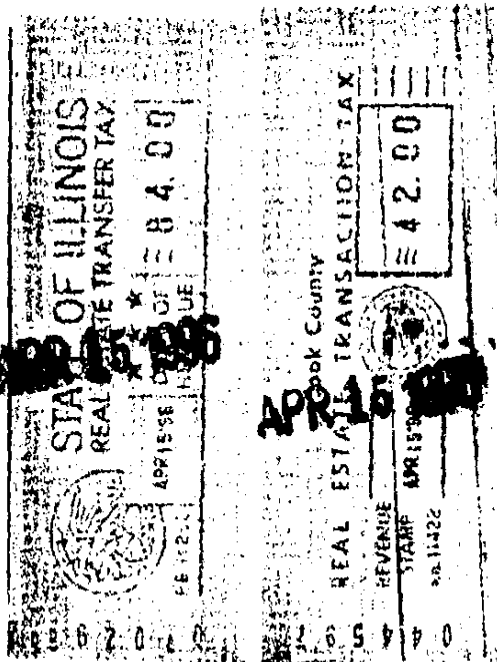
John H. Doeringer

21141 Governors Highway

Matteson, Illinois 60443

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

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(708) 249-4041



TO

FROM

Statutory (Illinois)

WARRANTY DEED

UNOFFICIAL COPY

FHA MULTISTATE ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this eleventh day of April, 1996, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument"), of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to

JAMES F. MESSINGER & CO., INC.

(the "Lender") of the same date and covering property described in the Security Instrument and located at

15119 SOUTH UNIVERSITY AVENUE
DOLTON, IL 60419
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

INTEREST RATE AND MONTHLY PAYMENT CHANGES

96-279865

(A) Change Date

The interest rate may change on the first day of July, 1997, and on that day of each succeeding year. "Change Date" means each date on which the interest rate could change.

(B) The Index

Beginning with the first Change Date, the interest rate will be based on an Index. "Index" means the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. "Current Index" means the most recent Index figure available 30 days before the Change Date. If the Index (as defined above) is no longer available, Lender will use as a new Index any index prescribed by the Secretary (as defined in Paragraph 7(B)). Lender will give Borrower notice of the new Index.

(C) Calculation of Interest Rate Changes

Before each Change Date, Lender will calculate a new interest rate by adding a margin of Two and Three Quarters percentage points (2.750%) to the Current Index and rounding the sum to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Paragraph 5(D) of this Note, this rounded amount will be the new interest rate until the next Change Date.

(D) Limits on Interest Rate Changes

The interest rate will never increase or decrease by more than one percentage point (1.0%) on any single Change Date. The interest rate will never be more than five percentage points (5.0%) higher or lower than the initial interest rate.

(E) Calculation of Payment Change

If the interest rate changes on a Change Date, Lender will calculate the amount of monthly payment of principal and interest which would be necessary to repay the unpaid principal balance in full at the maturity date at the new interest rate through substantially equal payments. In making such calculation, Lender will use the unpaid principal balance which would be owed on the Change Date if there had been no default in payment on the Note, reduced by the amount of any prepayments to principal. The result of this calculation will be the amount of the new monthly payment of principal and interest.

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(F) Notice of Changes

Lender will give notice to Borrower of any change in the interest rate and monthly payment amount. The notice must be given at least 25 days before the new monthly payment amount is due, and must set forth (i) the date of the notice, (ii) the Change Date, (iii) the old interest rate, (iv) the new interest rate, (v) the new monthly payment amount, (vi) the Current Index and the date it was published, (vii) the method of calculating the change in monthly payment amount, and (viii) any other information which may be required by law from time to time.

(G) Effective Date of Changes

A new interest rate calculated in accordance with Paragraphs (C) and (D) of this Rider will become effective on the Change Date. Borrower shall make a payment in the new monthly amount beginning on the first payment date which occurs at least 25 days after Lender has given Borrower the notice of changes required by Paragraph (F) of this Rider. Borrower shall have no obligation to pay any increase in the monthly payment amount calculated in accordance with Paragraph (E) of this Rider for any payment date occurring less than 25 days after Lender has given the required notice. If the monthly payment amount calculated in accordance with Paragraph (E) of this Rider decreased, but Lender failed to give timely notice of the decrease and Borrower made any monthly payment amounts exceeding the payment amount which should have been stated in a timely notice, then Borrower has the option to either (i) demand the return to Borrower of any excess payment, with interest thereon at the Note rate (a rate equal to the interest rate which should have been stated in a timely notice), or (ii) request that any excess payment, with interest thereon at the Note rate, be applied as payment of principal. Lender's obligation to return any excess payment with interest on demand is not assignable even if the Note is otherwise assigned before the demand for return is made.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 and 2 of this Adjustable Rate Rider.


SHARIE D. LEMON

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

REC-79865