#### TRUSTEE'S DEED

DEPT-01 RECORDING

125.50

Te0001 TRAN 3621 04/25/96 14:28:00

COOK COUNTY RECORDER

96310059

	The above space is for the recorder's use only	
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THIS INDENTURE, made this between AMERICANMIDWEST EANS Illinois, and duly authorized to accert under the provisions of a deed or deeds certain Trust Agreement dated the	day of April  12th day of April  1& TRUST, a corporation duly organized and existing under the laws of and execute trusts within the State of Illinois, not personally, but sold the state of Illinois corporation in proceeding of J. January  day of J. January  day of J. January  gravior, and SEBASTIAN/LORENZO, JR. and VALERIE/1  mats or Tonants in Common, but as Tenants by the rose Park II.  possideration of the sum of Ten and no/100 (\$10.00) Dollar on the described real estate, situated in Tenants or Tenants in Common, but as Tenants by Tenants or Tenants in Common, but as Tenants in Common in the	f the State of sly as trustee arsuance of a 1989 and GRENZO,  Entirety, grantee.  Is grantee.  Is county, the Entirety  a 3 incipal.
together with the tenements and ap	burtenances thereto belonging.	
Appen Service Restricts  The Service Restrict	TO THE THE STATE OF THE STATE O	
,, 15_03-	.419-024 and 15-03-419-028	
Address of Real Cauter	.419-024 and 15-03-419-028 217 North 13th Avenue, Melrose Park, IL 60160	Trust Department,
This document was prepared by AMERICANMIDWEST Bank &	Jane Zakrzewski Trust, 1600 West Lake Street, Melrose Park, Illinois 60160.	

1	This deed is executed	by the grunter on Tour	-
gr and an	Wor mortanage apon and	the by the grantor, as Trustee, as aforesaid, pursuant to and in the exercity the terms of said Deed or Deeds in Trust and the provisions of the power and authority thereunto enabling. This deed is made subject to the grantor has coursed its commend in said county.	"" Hust Agreement above
	IN WITNESS WHER	Cor at any recorded or registered in said county	to the tiens of all trust deeds
nig	ned to these presents by	its VICE	nd has caused by name and
	ASSISTANT	Secretary, the day and year first above written.	President and attested by its
ţ		and year first above written.	arrested by Its
	SEAL	AMERICANMIDWEST BANK	
		Trustee, as afforesaid and not	& TRUST
		and not	personally,
		BY: Walk All	<i>∕</i> } • • • • • • • • • • • • • • • • • • •
		VICE President	
		ATTEST:	<b>√</b>
		- Lac	se 1
***************************************		Asst. Secretary	
	A		
		~/x,	
1			
		I, the undersigned, a Notary Public in and for said Cou DO HEREBY CERTIFY, THAT	ntu tha Or
St	ate of Illinois	OO HEREBY CERTIFY, THAT	my, me State aforesaid
		SS. President of AMERICANMIDWEST PRESIDENT	
j Co	unty of Cook	SS. President of AMERICANMIDWEST BANK & TRUST.	An Illinois comporation
			į
		PRISCILLA J. PEARCE, ASSISTANT SECR	ET. ne
	and the same of th	Secretary of said bank, who are personally known to me whose names are subscribed to the foregoing	ETARY
	စ္ဆာ ု	whose names are subscribed to the foregoing  President and ASSISTA  respectively, appeared before one this day in personal	to be the same persons,
	045 5-3		INSTITUTE OF SURE I
1	7. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	respectively, appeared before the this day in person and signed and delivered the said instrument as their own from	acknowledged the di
		as tile iree and volument	WALL VOUINTARY NOTE AND I
	L SEAL	as the free and voluntary act of said. Bank as Trustee as af purposes, therein set forth and the said. ASSIST there acknowledged that he/she as custoding of the corporate seal of said. Bank to said instrum	oresaid for the uses and
1	<b>구절 박까</b> 없는	there acknowledged that befole and ASSIST	ANTSecretary then and
	★ <u>양</u> 필움 5 ()	affix the said corporate seal of said Roak to	te seal of said Bank did
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1	"OFFIC MICHEL tary Public ommission	aforesaid for the uses and purposes therein set forth.	au Bank, as Trustee as
	"OFFIC! MICHELI Notary Public 7 Commission	Given under my hand and Notarial Seal this	C-
	}		A.D., 1996
	)	- Makalle Coli	
	· ·	Notary Public	
Mail To:	DACACO UC		
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10	<b>2914</b> SOUTH HA	RLEM AVENUE Name: SEBASTIAN IA	ORENZO, JR
	RIVERSIDE,	II ROSAR AUDITOR AUDIT	A CANTING
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# UNOFFICIAL COPY MAP SYSTEM

#### CHANGE OF INFORMATION FORM

#### INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such charges must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate it you don't have enough room for the full name. Property index numbers MUST be included on every form.

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Property of County Clerk's Officer and County County Clerk's Officer and County County Clerk's Officer and County Clerk's Officer and County Clerk's Officer and County Clerk's Officer and County Clerk's Officer

When recorded, mail to: Continental Mortgage Banking Corp. 909 S. 5th Avenue Maywood, IL 60153

96310060

DEPT-01 RECORDING

\$31.50

T#0001 TRAN 3621 04/25/96 14:28:00

\$0464 \$ RC \*-96-310060

COOK COUNTY RECORDER

ove This Line For Recording Data) -

THIS MORTGAGE Security Instrument is given on The mortgagor is SEBASTIAN J. LORENZO, JR. & VALERIE S. LORENZO, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to

CONTINENTAL MORTGAGE BANKING CORP, A CORPORATION which is organized and existing under the laws OTHE STATE OF ILLINOIS

, and whose address is

60153 909 SOUTH 5TH AVENUE, MAYWOOF, IL

("Lender"). Borrower owes Lender the principal sum of

). This debt is evidenced by Borrower's noted ated the same date as this Security ONE HUNDRED THOUSAND & 00/100 Instrument ("Note"), which provides for monthly payment with the full debt, if not paid earlier, due and payable on . This Security Instruments over to Lender: (a) the repayment of the debt evidenced by the Note, with interest and all renewals, extensions and modification of the Note; (b) the payment of all othersums, 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 Instrumentand the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in County, Illinois:

PARCEL 1: LOTS 21 AND 22 IN WOLF'S SUBDIVISION OF LOT "F" IN MELROSE, A SUBDIVISION OF LOTS 3,4 AND 5 IN SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, TOWNSHIP 39 NORTH) RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS. PARCEL 2: THE WEST 63 FEET OF LOTS 1 AND 2 IN BLOCK 28 IN HENRY ULPICH'S PIONEER SUBDIVISION OF LOT 2 OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL

P.I.N.: 15-03-419-024 (AFFECTS PARCEL 1) AND 15-03-419-028 (AFFECTS MERIDIAN, IN COOK COUNTY, ILLINOIS. 4159329 cm am

PARCEL2) VOL. 154.

which has the address of 1217 N. 13TH AVENUE,

MELROSE PARK, [City]

Illinois

60160 [Zip Codel ("Property Address");

ILLINOIS - Single Family - Famale Mac/Freddle Mac UNIFORM INSTRUMENT

Form 3014 9/90 Greet Lakes Business Forms, Inc. III.
To Order Call: 1-800-830-9383 CT Fax 816-781-151

(75M 1876L1 (8408)

TOGETHERWITHall the improvements now or hereaftererected on the property, and all easements, appurtenances,

and fixtures now or hereafters part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWERCOVENANTS that Borrower is lawfully seised 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

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.

UNIFORMCOVENANTSBorrowerand Lendercovenant and agree as follows:

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

2. Funds for Taxes and Insurance. Subject to applicable law or to a writtenwaiver by Lender, Borrowershall 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 assess recitable him and attain priority over this Security Instruments a lien on the Property; (b) yearly leasehold insurance premiums, if any; (c) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to lean are called "Escroy Dems." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum Estate Settlement rocedures for a federally related mortgage loan may require for Borrower's escrow account under the federal Real law that applies to the Funds sets. It is ser amount. If so, Lendermay, at any time, collect and hold Funds in an amount not to exceed the maximum Estate Settlement rocedures for 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another exceed the lesser amount. Lendermay estimate the amount of Funds due on the basis of current data and reasonable estimates exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable stimates of expenditures of future Escrow Item; of otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lendershall apply the Funds to pay the Escrow Items. Lender may not charge Bo to wer for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless I on ter 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-timecharge for an independent call estate tax reporting service used by Lenderin connections in this loan, unless applicable law provides otherwise. Unless an agreements made or applicablelaw requires interesto be paid, Lendershall not be required to pay Borrowerany interestor earnings on the Funds. Borrowerand Lendermay agree in writing, however, that interest hall be paid on the Funds. Lendermay agree in writing, however, that interest hall be paid on the Funds. 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

If the Funds held by Lender exceed the amounts permitted to be neld by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicaticiaw. If the amount of the Funds held by Lenderst any time is not sufficient to pay the Escrow Items when due, Lendermay 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.

Upon payment in full of all sums secured by this Security Instrument Lendershall promptly refund to Borrower any Funds held by Lender, If, under paragraph 21, Lendershall acquire or sell the Property, Lender, prior to the acquisition or sale as a credit against the sums

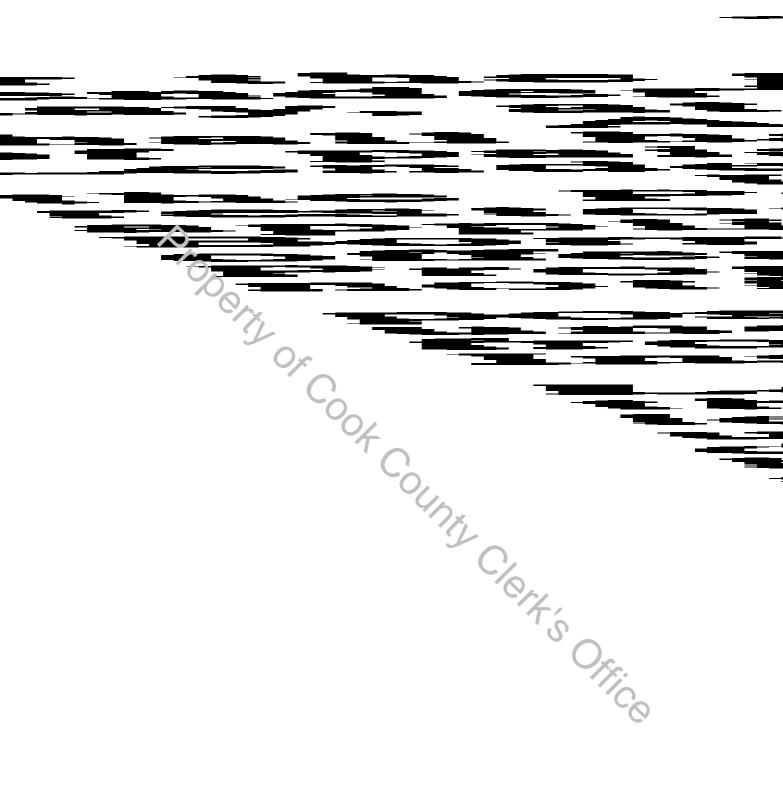
Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to arrounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note;

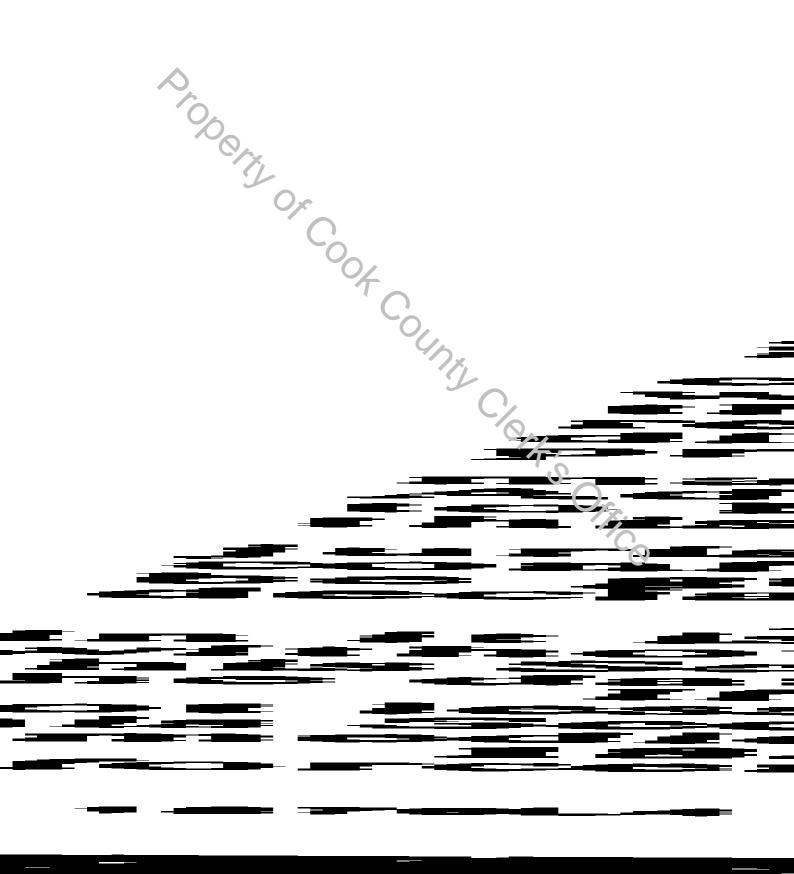
Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and imposition entributableto the Propertywhich may attain priority over this Security Instrument and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrowershall pay themon time directly to the person owed payment. Borrowershall promptly furnish to Lenderall notices of amounts to be paid under this paragraph If Borrower makes these payments directly. Borrowershall promptly furnish to Lenderall notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing

Borrowershall promptlydischargeany lien which has priority over this Security Instrumentuniess Borrower: (a) agrees in writing to the payment of the obligations ecured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or desends against enforcementof the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement the lien; or (c) secures from the holder of the lien an agreement at is factory to Lendersubordinating he lien to this Security Instrument of Lenderdetermines that any part of the Property is subject to a lien which may attain priority over this Security Instrument Lendermay give Borrowers notice/dentifying the lien. Borrowershall satisfy the lien or takeone or

more of the actions set forth above within 10 days of the giving of notice.

S. Hazard or Property Insurance. Borrowershall keep the improvements now existing or hereaftererected on the Propertyinsured 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





applicable law may specify for reinstatement before sale of the Property pursuant to any power of sale contained in this applications may specify for reinstatement perture sale of the respective pursuant to any power of sale contained in this Security Instrument. Those conditions are that Borrower; (a) Security Instrument or (b) entry of a judgment enforcing this Security Instrument of the application of the discussion of the security instruments of the application of the discussion of the security instruments of the application of the security instruments  pays Londerall sums which then would be due under this Security Instrumentand the Notes if no acceleration had occurred;

(b) more any default of any other comments of acceleration and acceleration this Campbell. pays Longerau sums which then would be underthis decurity instrumentally increased in the according this Security

(b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security

[Instrument including but not limited to reasonable attended faut and (d) takes such extinues t ender more reasonable. Instrument including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action as Lender may reasonable attorneys' fees; and (d) takes such action at the lender may reasonable attorneys' fees; and (d) takes such action at the lender may reasonable attorneys' fees; and (d) takes such action at the lender may reasonable attorneys' fees; and (d) takes attorneys' fees; and instrument, menumy, our not miniculto, reasonautes notings 1000; and (a) takes such section as Lenger may reasonably required assure that the lien of this Security Instrument Lender's rights in the Property and Borrower's obligation to pay the required sature that the lien of this Security Instrument Lender's rights in the Property and Borrower's obligation of the Campbella require to assure that the obligation associated has abushed semants fully affective as it so accolorate what accounts the continuous and the obligation associated has abushed semants fully affective as it so accolorate has been abushed semants. Instrumentand the obligations secured hereby shall remain fully effective as if no acceleration and occurred. However, this

- 19. Sale of Note; Change of Loan Servicer. The Note of a partial interestin the Note (together with this Security right to reinstate shall not apply in the case of acceleration under paragraph 17. Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (because the strong the sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (because the strong the strong that collects monthly may be sold one or strong that collects may be sold one or strong that collects monthly may be sold one or strong that collects may (known as the "Loan Servicur") that confects monthly payments due under the Note and this Security Instrument. There also may be one or more change of the Loan Servicur") may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if there is a change of the Loan Servicer unrelated to a sale of the Note, if the Note, if the Note is a change of the Note, if the Note is a change of the Note, if the Note is a change of the Note, if the Note is a change of the Note is a cha may be one of more change in the Louis services unrelated a sale of the range of the confidence of the notice of the change in accordance with paragraph 14 above and applicable law. The notice of the change in accordance with paragraph 14 above and applicable law. The notice of the change in accordance with paragraph 14 above and applicable law. will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain now other information required by another face.
  - 20. Hazardous Substances, Berrowershall not do nor allow among also to do anuthing affecting the Hazardous Substances on or in the Property, Borrower shall not do, nor allow anyone else to do, anything affecting the also contain any other information required by applicable law. Property that is in violation of any Environmental aw. The preceding two sentences shall not apply to the presence, use, or residential uses and to maintaneous of the deconsets.

Borrowershall promptlygive Lenderwritten notice of any investigation claim, demand, lawsuit or otheraction by any governmentalor regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Bossesson actually actual Envertimentant regulatory agency of private party involving the Property any governmentabring environmental regulatory at horsesses. If the tarm remains of the property of the remaining the December of the Property is necesses. Borrower shall that any remaining the December of the Property is necesses. residential uses and to maintenance of the Property. that any removal or other remediation of any Hamiltonian with Emileonmental I am

As used in this paragraph20, "Hazardous Substance 4"a) e those substances defined as toxic or hazardous substances by promptly take all necessary remedial actions in accordance with Environmental Law. Environmental aw and the following substances: gasoline berosene, other flammable or toxic petroleumproducts, toxic petro pesticidesand herbicides, volatiles olvents, majorial scontaining of the inviestic described on the Decreated Income Inco posticiocastio nervicioca, voltilica por entre interiori de la constanta de la

21. Acceleration; Remedies. Lender shall give notice to Serrower prior to acceleration following Borrower's NON-UNIFORMOVENANTS Borrower and Lenderfurthere evenant and agree as follows: breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17) relate to health, safety or environmental protection. unless 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 the motion may require the matter may be made and (2) that follows to sum the default on an haforn the date manufacture of the motion may require to sum the date the notice is given to the motion may require the motion of the date and (2) that follows to sum the date on an haforn the date magnificant to the motion may require the motion of the date of the versure; (c) it uses, not sees that the unit the three the notice is given in source we given in section of the notice is the notice in acceleration of the cure the default on or before the date specified in a sole of the December. The notice the cure the default on or before the date specified and sole of the December. The notice the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice that forether information of the minht to constant the standard of the minht the standard of the shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreciouse proceeding the non-existence of a default or any other defense of Borrower to saveleration and foreckeure. If the procedure the non-expresse of a negative of any other desaute of northwest to properties and inspectation an derault is not cured on or perore the date spectived in the source, Lender at its opinion that may foreclose this Security Instrument without further demand and may foreclose this Security Instrument without further demand and in account the manufacture of the security is and an about the contributed to achieve the security is and an about the contributed to achieve the security is and an about the contributed to achieve the security is an account to the security is a security in the security is an account to the security is account to the security is an account to the security is account t Instrument by judicial proceeding. Lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses included an ability and the lender shall be entitled to collect all expenses in collect and an ability and the lender shall be entitled to collect all expenses in collect and an ability and the lender shall be entitled to collect all expenses in collect and an ability an provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence. were in this paragraph 41, increasing, our not minted to, reasonable amorneys' less and visits of the evenence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument, Lender shall release this Security Instrument, Lender shall release the Security Instrument, Lender shall rel

Instrument without charge to Borrower, Borrower shall pay any recordation costs. 23. Walver of Homestead. Borrowerwnives all right of homesteadexemptionin the Property.

Adjustable Rate Rider Graduated Payment Rider Balloon Rider Other(a) [specify]	Condominium Rider Planned Unit Development R Rate Improvement Rider	1-4 Family Rider Biweekly Payment Rid
SEBASTIAN J. LORENZO, SR.		ORENZO (Scal) -Borrower
STATEOFILLINOIS,	-Borrower	·Borrower
do hereby THE UNDER	NED COUNTYSS:	-Borrower
& VALERIE S. LORENZO, HUSBAN subscribed to the foregoing instrument appeared be forth.  Given under my beautiful SEBASTIAN J. LO  LORENZO, HUSBAN personal personal instrumental personal the ir	llyknown to me to be the same person(s)	ic in and for said county and state, where is me(s) are
Given undermy hand and official seal, this  My Commission expires.  We have the seal of this  Notary Public, State of Illinois  Commission Expires June 29, 1997	19th day of April 1	ir posesthereinset
This instrument was prepared by ERIC AUGUSTYNIAK CONTINENTAL MORTGAGE BANKING CO (Name) SOUTH 5TH AVENUE, MAYWOOD, (Address)	COOK county	Notary Public