

Form No. 10R © Jan. 1995  
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

ANDREW MILES  
Married to Geneva Miles

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ CITY \_\_\_\_\_ of \_\_\_\_\_ CHICAGO \_\_\_\_\_ County  
of \_\_\_\_\_ COOK \_\_\_\_\_, State of \_\_\_\_\_ ILLINOIS

for and in consideration of \_\_\_\_\_ TEN (\$10.00) \_\_\_\_\_ DOLLARS, \_\_\_\_\_ and No Cents  
in hand paid, CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_ to

VICKIE PURNELL  
11 EAST 118TH PL.  
CHICAGO, IL 60628

(NAME AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of \_\_\_\_\_ COOK \_\_\_\_\_ in the State of Illinois, to wit:  
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for \_\_\_\_\_ 1995 \_\_\_\_\_ and subsequent years and

Permanent Index Number (PIN): \_\_\_\_\_ 25-22-320-001 Vol. 291

Address(es) of Real Estate: \_\_\_\_\_ 11 East 118th Place Chicago, IL 60628

DATED this \_\_\_\_\_ 12<sup>TH</sup> \_\_\_\_\_ day of \_\_\_\_\_ NOVEMBER 1997

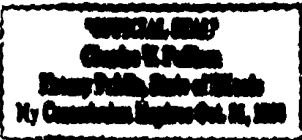
PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

*Andrew Miles*  
ANDREW MILES

(SEAL) \_\_\_\_\_ (SEAL)

(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of \_\_\_\_\_ COOK \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that



ANDREW MILES

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person,  
and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said  
instrument as \_\_\_\_\_ his \_\_\_\_\_ free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this \_\_\_\_\_ 12<sup>TH</sup> \_\_\_\_\_ day of \_\_\_\_\_ NOVEMBER 1997

Commission expires \_\_\_\_\_ OCTOBER 12 1997 \_\_\_\_\_ Charles W. Pulliam  
NOTARY PUBLIC

This instrument was prepared by \_\_\_\_\_ Charles W. Pulliam 53 W. Jackson, Suite 516 Chicago, IL 60604  
(NAME AND ADDRESS)

8851-17-7585

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 11 East 118th Place  
Chicago, Illinois 60628

LOT 1 IN BLOCK 2 SAWYER'S SUBDIVISION OF BLOCK 4 IN FIRST ADDITION TO KENSINGTON, A SUBDIVISION OF SECTION 22, 27 AND 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1888 AS DOCUMENT 1007461, IN COOK COUNTY, ILLINOIS.

093407

NOV 22 1987  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP  
\$45.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
\$522.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
\$337.50

062721

NOT HOMESTEAD PROPERTY

SEND SUBSEQUENT TAX ~~STAMPS~~  
TO: (Name)  
VICKIE FURNELL

MAIL TO: {  
 (Name) SAME →  
 (Address)  
 (City, State and Zip)

(Name)  
11 East 118th Place  
 (Address)  
Chicago, IL 60628  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

11-11-97 14:32

**H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to paragraph 21 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 7.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

Reginald Donald Scott (Seal)  
REGINALD DONALD SCOTT -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

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