

UNOFFICIAL COPY

WARRANTY

Deed in Trust

DOCUMENT NUMBER

97261385

RETURN TO:

Cosmopolitan Bank and Trust
Cook County Recorder's Box No. 226
801 North Clark Street
Chicago, Illinois 60610-3287
11 W. MADISON
OAK PARK, IL 60302

COOK COUNTY
RECORDERS
LESSE MAIL
MAYWOOD OFFICE

0001
RECORDING # 97261385
MAILINGS #
SUBTOTAL 25.50
CHECKS

2 PURP CTR 10:12
0002 MCH
04/16/97

RECORDERS USE ONLY

Grantor(s) Joe Ann Brunson, married to Milton Brunson,
17 W 712 Butterfield, Oak Brook Terrace, Illinois 60181
of the County of DuPage and State of Illinois, for and in consideration of
Ten & no/100s-----Dollars (\$ 10.00-----), and other valuable
consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto COSMOPOLITAN BANK AND TRUST, 801 N.
Clark Street, Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of
Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 19th day of February,
19 97, and known as trust number 30595, the following described real estate in Cook County,
Illinois, together with the appurtenances attached thereto:

LOT 51 AND THE NORTH 9 FEET OF LOT 2 IN RUDOPH AND CHLADEK'S
ADDITION TO AUSTIN IN THE SOUTHEAST 1/4 OF THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

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

SUBJECT TO:

ADDRESS OF PROPERTY: 1046 North Monitor, Chicago, Illinois 60651
PIN: 16-05-410-021

TO HAVE AND TO HOLD said real estate with the appurtenances, on the trusts, and for the uses and purposes herein and in
said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any
part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide said real estate as
often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration,
to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust
all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encum-
ber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by
leases to commence in praesenti or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of
any single demise the term of 198 years, to renew or extend leases on any terms and for any period or periods of time, to amend,
change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant
options to lease and options to renew leases and options to purchase the whole or any part of the reversion, to contract respecting the
manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other
real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or
about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all
other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether
similar to or different from the ways above specified, at any time or times hereafter.

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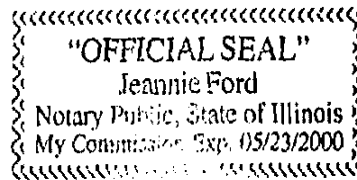
STATEMENT OF GRANTOR AND GRANTEE

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 4/11/97, 1997.

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to
before me this 11th day
of April, 1997.



[Handwritten Signature]
NOTARY PUBLIC

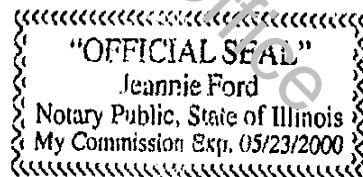
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/11/97, 1997.

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to
before me this 11th day
of April, 1997.

97261385



[Handwritten Signature]
NOTARY PUBLIC

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 the provisions of Section 4 of the Illinois Real Estate transfer Tax Act.)

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Property of Cook County Clerk's Office

RELEASE OF MORTGAGE

Loan No. 5340-11 nb

Prepared by: THIS INSTRUMENT WAS PREPARED BY Edward A. Matuga, Attorney at Law

2121 Mannheim Road Westchester, Illinois 60154-4302

Deliver To:

COOK COUNTY RECORDER JESSE WHITE MAYWOOD OFFICE

0001 RECORDING # 23.00 MAILINGS # 0.50 97261386 # SUBTOTAL 23.50 TOTAL 23.50 CASH 24.00 CHANGE 0.50

2 PURC CTR 0003 MC# 11:24

04/16/97

Know All Men By These Presents, That the

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WESTCHESTER

a corporation existing under the laws of the United States of America, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby confessed, does hereby Remise, Convey, Release and Quit-Claim, unto

RONALD J. HENN and ANNA M. HENN, his wife

of the County of Cook and State of Illinois, all right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 2nd day of August A.D. 19 76 , and recorded in the Recorder's Office of Cook County, in the State of Illinois, in Book of Records, on page as Document No. 23587612

to the premises therein described, situated in the County of Cook and State of Illinois, as follows, to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Permanent Tax No.: 12-15-324-025

Common Address: 4037 North Bobby Lane, Schiller Park, IL 60176



FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

In Testimony Whereof,

The said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WESTCHESTER hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its Executive Vice President, and attested by its Assistant Secretary, this 1st day of April, A.D. 1997.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WESTCHESTER

By: [Signature] Executive Vice President

Attest: [Signature] Assistant Secretary

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

GREGG P. GOOSSENS personally known to me to be the Executive
Vice President of **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION**
OF WESTCHESTER and ROSANNE M. KLINGELHOFFER personally known
to me to be the Assistant Secretary of said corporation whose
names are subscribed to the foregoing instrument, appeared before me this
day in person and severally acknowledged that as such Executive
Vice President and Assistant Secretary, they signed and
delivered the said instrument of writing as Executive Vice
President and Assistant Secretary of said corporation and caused
the corporate seal of said corporation to be affixed thereto, pursuant to
authority given by the Board of Directors of said corporation as their
free and voluntary act, and as the free and voluntary act and deed of
said corporation for the uses and purposes therein.

GIVEN under my hand and notarial seal, this 1st
day of April, A.D. 1997

"OFFICIAL SEAL"
NIJOLE M. BARONAS
Notary Public, State of Illinois
My Commission Expires 7/19/97

Nijole M. Baronas Notary Public

LEGAL DESCRIPTION

Lot 34 (except the South 113.25 feet thereof) and Lot 55 (except the
North 53.75 feet thereof) in Origer's Subdivision Unit Two, in the
South Section of Alexander Robinson's Reserve in Township 40 North,
Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 12-15-324-025

97261387

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0001	RECORDIN #	13.00
	MAILINGS #	0.50
	97261367 #	23.50
	SUBTOTAL	37.00
	CHECKS	23.50

2 PURC DT
0004 MO# 13:34
04/16/97

**COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE**

Prepared by and
Record and Return to:
Reset Department
First Union Mortgage Corporation
10 S. Jefferson Street
Roanoke, VA 24011
FHLMC Loan Number: 516598759
FUMC Loan Number: 0127701

BALLOON LOAN MODIFICATION

(Pursuant to the Terms of the Balloon
Note Addendum and Balloon Rider)

**TWO ORIGINAL BALLOON LOAN MODIFICATIONS
MUST BE EXECUTED BY THE BORROWER:
ONE ORIGINAL IS TO BE FILED WITH THE BALLOON NOTE AND
ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE
SECURITY INSTRUMENT IS RECORDED**

This Balloon Loan Modification ("Modification"), entered into effective as of the 1st day of February, 1997, between Thomas J. O'Callaghan, Jr., ("Borrower") and First Union Mortgage Corporation ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated January 3, 1992, securing the original principal sum of U.S. \$ 92,000.00 and recorded as Instrument No. 92030121 in the Official Records of Cook County, Illinois and,

(2) the Balloon Note bearing the same date as, and secured by, the Security Instrument (the "Note") which covers the real and personal property described in the Security Instrument and defined in the Security Instrument as the "Property", located at 10546 Canterbury Street, Westchester, Illinois 60154 the real property described being set forth as follows:

THE EAST 1/2 OF LOT 459 AND ALL OF LOT 460 TOGETHER WITH THE 20 FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING THEREOF IN GEORGE F. NIXON AND COMPANY'S CIVIC CENTER ADDITION TO WESTCHESTER IN THE EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN# 15-20-400-090

To evidence the election by the Borrower of the Conditional Modification and Extension of Loan Terms as provided in the Balloon Note Addendum and Balloon Rider and to modify the terms of the Note and Security Instrument in accordance with such election, Borrower and Lender agree as follows (notwithstanding anything to contrary contained in the Note or Security Instrument):

1. The Borrower is the owner and occupant of the property.
2. As of February 1, 1997, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$87,354.78.

97261387

83.50
/mo

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03501874

COOK COUNTY
RECORDED
MAY 12 1951
MAY 12 1951

Property of Cook County Clerk's Office

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