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GEORGE E. COLE
LEGAL FORMS

No 822
November 1994

QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

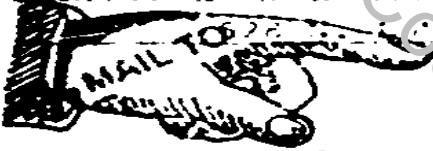
97105388

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(S) ANTHONY GREEN
of the City _____ of CHICAGO County of COOK
State of ILLINOIS _____ for the consideration of
TEN AND NO/100 _____ DOLLARS,
and other good and valuable considerations _____
CASH _____ in hand paid,
CONVEY(S) and QUIT CLAIM(S) to
MAGGIE JOHNSON
524 W. LONG
CHICAGO, ILLINOIS 60621

(Name and Address of Grantee)

all interest in the following described Real Estate, the real estate
situated in _____ County, Illinois, commonly known as
_____ (st. address) legally described as _____



Nations Title Agency of Illinois, Inc.
10 E. LaSalle Blvd. Ste. 300
Lombard, IL 60148
708-707-7000

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 1 SECTION 17-1 OF THE REAL ESTATE TRANSFER ACT

SIGN & DATE _____

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law
Permanent Real Estate Index Number(s) 13-09-111-0396
Address(es) of Real Estate 524 W. LONG, CHICAGO, ILLINOIS 60621

DATED this 12th day of _____

Please
print or
type name(s)
below
signature(s)

State of Illinois, County of COOK _____ as I, the undersigned, a
said County, in the State aforesaid, DO HEREBY CERTIFY

OFFICE SEAL
MAIL ADDRESS
SEAL
HERE

personally known to me to be the same person whose name is set forth in the foregoing instrument, appeared before me this day in person, he/she/it signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, and waives of the right of homestead.

RECORD TO CORRECT LEGAL DESCRIPTION

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SCHEDULE A CONTINUED

Legal Description

THE SOUTH 47.00 FEET OF THE FOLLOWING DESCRIBED TRACT: LOT 19 (EXCEPT THE SOUTH 25 FEET THEREOF AND THE WEST 35.00 FEET THEREOF) LOT 20 (EXCEPT THE WEST 35.00 FEET THEREOF) AND LOT 21 (EXCEPT THE WEST 35.00 FEET THEREOF) IN BLOCK 2 IN LYMAN BRIDGE'S ADDITION TO CHICAGO, SAID BLOCK 2 BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 6 IN MERRICK'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

97363385

Property of Cook County Clerk's Office

This commitment is invalid unless the insuring provisions and Schedules A and B are attached

LAWYERS TITLE INSURANCE CORPORATION

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Property of Cook County Clerk's Office

DEPT-01 RECORDING
140014 TRAN 2432 05/22/97 13:30:00
45060 # JLV * -97-563385
COOK COUNTY RECORDER

97363385

99445388

Quit Claim Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Given under my hand and official seal, this _____ day of _____ 19____

Commission expires _____ 19____

NOTARY PUBLIC

This instrument was prepared by _____
(Name and Address)

MAGGIE JOHNSON

(Name)

528 N. LONG

(Address)

CHICAGO, ILLINOIS 60623

(City, State and Zip)

MAH TO

SEND SUBSEQUENT TAX BILLS TO

MAGGIE JOHNSON

(Name)

528 N. LONG

(Address)

CHICAGO, ILLINOIS 60623

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

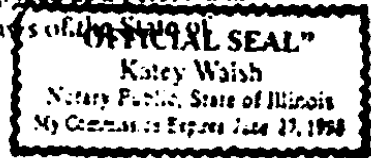
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Property of Cook County Clerk's Office

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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: 11/11/97
[Signature] (Grantor or Agent)

Subscribed and sworn to before me this 11 day of November, 1997
[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 title 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: 11/11/97
[Signature] (Grantee or Agent)

Subscribed and sworn to before me this 11 day of November, 1997
[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.

Attached to deed or Assignment recorded in Cook County, Illinois, if Exempt under the provisions of Section 101 of the Illinois Real Estate Transfer Tax Act.



97105000

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43300

MAP SYSTEM

CHANGE OF INFORMATION FOR

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 OR INK
- 4. Allow only one space between names, numbers and add

SPECIAL NOTE:

If a TRUST 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 (PINs) MUST BE INCLUDED ON EVERY FORM

PIN:

215-109-118-032

NAME

44332 E 108th St

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

328 W 100th

CITY

CHICAGO

STATE

ZIP

IL 60623

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

328 W 100th

CITY

CHICAGO

STATE

ZIP

IL 60623

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G. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

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, attorneys' 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.

Betty Wilson (Seal)
BETTY WILSON -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

97363382

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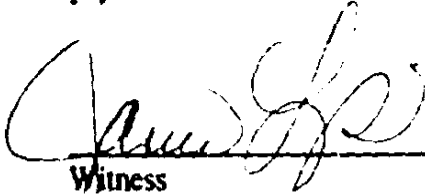
BALLOON PAYMENT RIDER TO SECURITY INSTRUMENT

THIS BALLOON PAYMENT RIDER ("Rider") is made this 13th day of May, 1997, and amends a Mortgage, Deed of Trust, Security Deed (the Security Instrument) in the amount of \$ 42,500.00 made by the person(s) who sign(s) below ("Borrower") to MERCANTILE MORTGAGE COMPANY ("Lender").

In addition to the agreements and provisions made in the Security Instrument, both Borrower and Lender further agree as follows:

IF NOT PAID EARLIER, THIS LOAN IS PAYABLE IN FULL ON May 19, 2012 (THE "MATURITY DATE"). BORROWER MUST REPAY THE ENTIRE UNPAID PRINCIPAL BALANCE OF THE LOAN AND INTEREST THEN DUE. THIS IS CALLED A "BALLOON PAYMENT". THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME.

At least ninety (90) but not more than one hundred twenty (120) days prior to the Maturity Date, Lender must send Borrower a notice which states the Maturity Date and the amount of the "balloon payment" which will be due on the Maturity Date (assuming all scheduled payments due between the date of the notice and the Maturity Date are made on time.)



Witness



BETTY WILSON (Seal)

Witness

(Seal)

Witness

(Seal)

Witness

(Seal)

BALRID

97363382