

DUPLICATE

H98025902

RELEASE OF MORTGAGE BY CORPORATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE AMERICAN GENERAL FINANCE INC

a Corporation existing under the laws of the State of Illinois, 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 JAMES CRUMP AND SARA CRUMP - HUSBAND AND WIFE

of the County of COOK and State of Illinois, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by certain mortgage deed bearing date the 11th day of MARCH A.D., 1994 and recorded in the Recorder's Office of COOK County, in the State of Illinois, in Book NA of Records, on page NA, as Document No. 94224808 to the premises therein described, situated in the County of COOK and State of Illinois.

IN TESTIMONY WHEREOF, The said JOSE L. DIAZ hath hereunto caused his seal to be affixed as a lawful agent and attorney and attested by him duly acting for said this 11th day of JUNE, 1998.

JOSE L. DIAZ
By Jose Diaz Attorney-in-Fact

State of Illinois)
COOK County) ss. X Seal attached for legal

I, LIANA A. KARFIS in and for said County in the State aforesaid, DO HEREBY CERTIFY That JOSE L. DIAZ personally known to me to be the Attorney-in-Fact of the corporation, having been duly authorized to execute the foregoing Release of Mortgage, did appear before me this day in person and acknowledged that as such Attorney-in-Fact he signed, sealed and delivered said instrument as Attorney-in-Fact for said Corporation pursuant to authority and power of attorney given by said corporation having executed the same as his free and voluntary act and deed for the uses and purposes therein expressed.



GIVEN under my hand and seen this 11th day of JUNE, 1998

LIANA A. KARFIS
Liana A. Karfis Notary Public

This instrument prepared by HARMONY LUGO (Name)

of 3027 N. PULASKI CHGO IL 60641 Illinois (Address)

BOX 333-CTI

**AFTER RECORDING
MAIL THIS INSTRUMENT TO**

NAME _____

ADDRESS _____

CITY _____

DATE _____ INITIALS _____

Property of Cook County Clerk's Office

DOCUMENT No. _____

**RELEASE DEED
BY CORPORATION**

FROM

TO

UNOFFICIAL COPY

TRUST DEED THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made DEC 7, 1983, between JAMES CRUMP AND WIFE SARA PEARSON CRUMP herein referred to as "Grantors", and Thomas A. Richi

8313 BT Eddy St 700 Tolson Dr 75251 herein referred to as "Trustee", witness:
THAT, WHEREAS the Grantors have promised to pay to BUS CONSTRUCTION & REMODELING, herein referred to as

"Beneficiary", the legal holder of the Home Improvement Contract hereinafter called "Contract" and described, the sum of FIFTY-NINE THOUSAND SIXTY FOUR DOLLARS AND SIXTY CENTS Dollars (\$59,004.80), evidenced by one certain Contract of the Grantors of even date herewith, made payable to the Beneficiary, and delivered, in and by which said Contract the Grantors promise to pay the said sum in 120 consecutive monthly installments: 119 at \$ 125.54, followed by 1 at \$ 125.54, followed by N/A at \$ N/A, with the first installment beginning on 2/16 1984 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable to 4036 N. PULASKI RD, CHICAGO, ILL., Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

The principal amount of the Contract is \$ 7500.00. The Contract has a Last Payment Date of 4/16/04.

NOW, THEREFORE, the Grantors to secure the payment of the said obligation in accordance with the terms, provisions and limitations of this Trust Deed, and the performance of the contracts and agreements herein contained, by the Grantors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, with title and interest therein, situate, lying and being in the CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

THE EAST 1/4 OF PLAT 3 IN BLOCK 2 IN CASTLE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
1312 W. THOMAS CHICAGO, ILLINOIS 60641
P.O. # 16-03-402-131

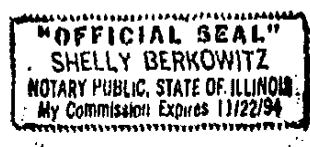
which, with the property hereinafter described, is referred to herein as the "premises."
TOGETHER with improvements and fixtures now attached thereto with easements, rights, privileges, interests, rents and profits.
TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois; which said rights and benefits the Grantors do hereby expressly release and waive.

- COVENANTS, CONDITIONS AND PROVISIONS**
- Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now on the premises or the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for lien or charge, except as provided in the hereinafter; (3) pay when due any taxes and assessments which may be levied by a lien or charge on the premises superior to the lien hereof, and when required to pay the same, shall pay the same out of the proceeds of the sale of the premises; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all laws, ordinances of law or municipal authorities with respect to the premises and the site thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
 - Grantors shall pay before any readily attachable general taxes, and shall pay special taxes, special assessment, sewer charges, water service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receipts therefor. To prevent default, hereafter the Trustee shall pay in full under process, in the manner provided by statute, any tax or assessments which Grantors may desire to contest.
 - Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance company of money sufficient either to pay the cost of replacing or repairing the same or to pay in full the amount secured hereby, all in compliance satisfactory to the Beneficiary, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, such rights to be preserved by the mortgage clause to be attached to such policy; and shall deliver all policies, including additional and renewal policies, to Beneficiary, and in case of insurance about to expire, shall deliver renewal policies not less than 60 days prior to the respective dates of expiration.
 - In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act heretofore required of Grantors, in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any lien or claim against, or redeem from any tax sale or foreclosure affecting said premises or against any tax or proceeds on any tax lien or other prior lien or claim or lien or charge on any tax sale or foreclosure affecting said premises or against any tax or proceeds therefrom. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Trustee or Beneficiary to protect the mortgage premises and the lien hereof, shall be so much additional indebtedness secured hereunder, and shall become immediately due and payable without notice and with interest thereon at the general rate then in effect in the Contract (the Trust Deed) section; (Trustee or Beneficiary shall nevertheless be considered as a waiver of any right or claim to them on account of any default hereunder on the part of Grantors.

This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed), are incorporated herein by reference and are a part hereof and shall be binding on the Grantors, their heirs, successors and assigns.

WITNESS the hands and seals of Grantors the day and year first above written.
James Crump (GRANTOR)
SARA PEARSON CRUMP (GRANTOR)
MARK HALPERIN WITNESS (GRANTOR)
Anna Mirasck WITNESS (GRANTOR)

STATE OF ILLINOIS, County of COOK
I, SHELLEY BERKOWITZ, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES CRUMP AND WIFE SARA PEARSON CRUMP



who has personally known me to be the same person 5 whose name SARA subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that JAMES CRUMP AND WIFE SARA PEARSON CRUMP signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal this 11th day of December 1983.
Shelly Berkowitz Notary Public
This instrument was prepared by Ruth Mirasck 4036 N. PULASKI, CHICAGO

UNOFFICIAL COPY

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