

UNOFFICIAL COPY

1-11075-02



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Sandra M. Maki, of Land Title Company of America, Inc., 100 W. Monroe Street, 4th floor, City of Chicago Illinois, being first sworn, on oath depose and say that heretofore, on or about June 1, 1982, there was issued and delivered to Chicago Metropolitan Mutual Assurance Company the Warranty Deed from Katie May Bolling dated the 23rd day of March A.D. 1982 and the contract for deed in lieu of foreclosure between the aforesaid parties dated March 23, 1982 concerning the premises therein, described as follows:

20-26-207-020-0000 P.

Lot 27 in Block 5 in the Subdivision by John G. Shortall, Trustee, of the North 1/2 of the Northeast 1/4 of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as: 1530 East 72nd Street.

I further state that said Warranty Deed and contract for deed in lieu of foreclosure and Owner's Duplicate Certificate of Title Number 1086176 were delivered to Land Title Company of America, Inc., on or about June 1, 1982 for filing with the Registrar of Titles, Office of Cook County, State of Illinois and were inadvertently lost or misplaced until located once again on or about November 6, 1985.

NOW THEREFORE, Land Title Company of America, Inc., its successors, shall, at all times indemnify and save harmless the Registrar of Titles, Cook County, Illinois, against all loss or damage to him, arising by reason of the registration of the Warranty Deed and contract for deed in lieu of foreclosure on the following Torrens Certificate of Title Number: 1086176 and all costs, charges, damages and expenses, and all claims and demands of every kind and any nature, actions, causes of actions, suits and controversies, whether groundless or otherwise.

BY *Sandra M. Maki*
Sandra M. Maki, Claims Counsel
Land Title Company of America, Inc.
100 W. Monroe Street., 4th Floor
Chicago, Illinois 60603

Subscribed and sworn to
before me this 13th day of
June 1982
[Signature]
Notary Public

My Commission Expires February 24, 1988
My Commission Expires _____

CONTRACT TO ACCEPT DEED IN PAYMENT OF MORTGAGE DEBT

UNOFFICIAL COPY

THIS MEMORANDUM OF AGREEMENT made and entered into this 23 day of MARCH, 1982 between Chicago Metropolitan Mutual Assurance Company as first party, and KATIE MAY BOLLING, A WIDOW as second party, WITNESSETH:

The first party Chicago Metropolitan Mutual Assurance Company of the mortgage indebtedness secured by trust deed executed by Katie May Bolling, a Widow to CHICAGO TITLE AND TRUST COMPANY, as trustee, dated November 1, 1969 and recorded in the Recorder's Office of Cook County, Illinois, on November 12, 1969 as document number 2480033, conveying the following described real estate, namely: 1530 East 72nd Street, Chicago, Illinois

Lot 27 in Block 18 in the Subdivision by John G. Stortall, Trustee, of the North 1/2 of the North East 1/4 of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

together with all buildings thereon situated and the appurtenances thereunto belonging and appertaining.

Said indebtedness is evidenced by TRUST DEED AND NOTE which is now held and owned by first party and described in and secured by said trust deed aggregating the principal sum of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) Dollars, bearing interest at the rate of 7 1/2% per cent per annum, until maturity and thereafter at 8% per cent per annum, all of which bonds became due and payable on [blank], and now remain unpaid.

Said second parties desire to procure a cancellation and extinguishment of said mortgage indebtedness, and desire and have proposed to convey the above described real estate and all of their right, title and interest therein to first party, in payment and satisfaction of said mortgage indebtedness, and upon payment of the further consideration of \$ 10.00, and said first party is willing to accept and has accepted said proposition so made by second parties.

Said second parties have therefore, contemporaneously herewith and in consideration hereof, conveyed said real estate to said first party by their deed of conveyance bearing even date herewith and by them delivered to said first party contemporaneously with the execution of this agreement, and have, by said deed, vested in said first party the full and absolute fee simple title to said real estate and full and absolute ownership thereof.

NOW, THEREFORE, said first party has agreed to accept, and does accept, said conveyances in full payment, satisfaction and discharge of said mortgage indebtedness and all unpaid interest thereon, and it is hereby agreed by and between the parties hereto, in consideration of said conveyance, that all of said mortgage indebtedness and interest thereon secured by said trust deed has been and is hereby cancelled, satisfied and extinguished, and that all persons liable thereon are hereby released and discharged from said indebtedness, and that all said note so evidencing said indebtedness and all unpaid interest coupons thereon, be, and the same are hereby cancelled.

All promises, undertakings and agreements of the parties hereto in respect to or relating to the subject matter of this agreement are expressed and embodied herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Katie May Bolling (SEAL) BY: [Signature] (SEAL) Executive Vice President Chicago Metropolitan Mutual Assurance Company [Signature] (SEAL) Assistant Secretary

State of Illinois,) ss County of)

I, Marion E. Kennard, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that KATIE MAY BOLLING, A WIDOW

WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL March 23, 1982 (DATE)

Marion E. Kennard (NOTARY PUBLIC)

my commission expires 12/4/84

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Corporation)

(The Above Space For Recorder's Use Only)

UNOFFICIAL COPY

3-196701

THE GRANTOR KATIE MAY BOLLING, A WIDOW

of the CITY of CHICAGO County of COOK State of ILLINOIS
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS,
and other good and valuable consideration, in hand paid,
CONVEY a and WARRANTS to CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY

a corporation created and existing under and by virtue of the Laws of the State of ILLINOIS
having its principal office in the CITY of CHICAGO and
State of ILLINOIS the following described Real Estate situated in the County of
COOK in the State of Illinois, to wit:

LOT 27 IN BLOCK 8 IN THE SUBDIVISION BY JOHN G. SHORTALL,
TRUSTEE, OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as:
1530 East 72nd Street.

Tax Index No. 20-26-207-020-0000

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB 18 '86
PB 11189
75 00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 23 day of March 1982

Katie May Bolling (SEAL) (SEAL)
Katie May Bolling

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

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
KATIE MAY BOLLING, A WIDOW

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

Given under my hand and official seal, this 23 day of March 1982

Commission expires Dec. 4, 1984 Marion E. Kennard (SEAL) NOTARY PUBLIC

CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY

4455 SO. KING DRIVE

CHICAGO, ILLINOIS 60653

ADDRESS OF PROPERTY
1530 East 72nd Street

Chicago, Illinois

THIS ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO

2-19-82
Cook County
REAL ESTATE TRANSACTION TAX
0750

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
68891

3-196701

THIS INSTRUMENT WAS PREPARED BY: MARION E. KENNARD-4455 SO. M. L. KING JR. DRIVE-CHICAGO, IL.

332

UNOFFICIAL COPY

WARRANTY DEED

Individual to Corporation

KATIE MAY BOLLING, A WIDOW

TO

CHICAGO METROPOLITAN MUTUAL

ASSURANCE COMPANY

1430 EAST 72nd STREET
CHICAGO, ILLINOIS

1086176

IN DUPLICATE

34 FEB 7 01

REGISTERED

496701

Att of Grantee *Le...*

As sets

Chicago

PROPERTY OF CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY
1430 EAST 72ND STREET
CHICAGO, ILLINOIS 60617

2025

GEORGE E. COLE
LEGAL FORMS

T1337

Property of Cook County Clerk's Office