

WARRANTY DEED

Not in Tenancy
Singular (ILLINOIS)

(Individual to Individual)

UNOFFICIAL COPY 3617082

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.

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THE GRANTOR Peggy Beucher, a/k/a Peggy Jeanne Beucher, now known as Peggy Kleiser married to Kevin Kleiser

of the Village of Wheeling County of Cook State of Illinois for and in consideration of Ten DOLLARS, in hand paid,

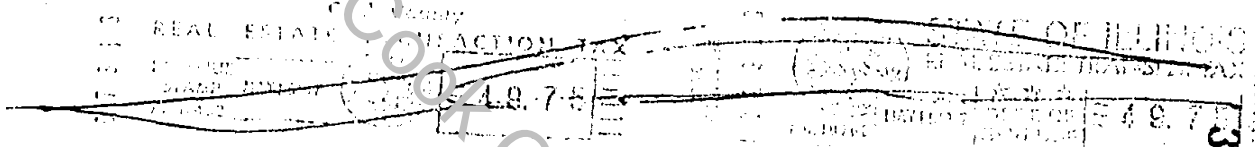
CONVEY and WARRANT to Ted S. Jamroz, Jr., a Bachelor and Cathy A. Green, a Spinster 500 Manda Lane Wheeling, Illinois 60090

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S)) not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description Attached as Exhibit A

Subject To: General taxes for 86/87 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public easements; public roads and highways; easements for private roads; private easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 03-02-418-096

Address(es) of Real Estate: 248 Shadow Bend, Wheeling, Illinois 60090

DATED this 14th day of May 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Peggy Kleiser (SEAL) Kevin Kleiser (SEAL) in full release of homestead rights

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 Peggy Beucher, a/k/a Peggy Jeanne Beucher, n/k/a Peggy Kleiser married to Kevin Kleiser personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 14th day of May 1987

Commission expires 11/30 1988 NOTARY PUBLIC

This instrument was prepared by Neal P. Geitner, O'Halloran, Lively & Walker, 1200 Shermer Road - Suite 204, Northbrook, Illinois, 60062

Jeffrey L. Picklin, Esq. (Name) 1500 West Shure Drive (Address) Arlington heights, Illinois (City, State and Zip) 60004

SEND SUBSEQUENT TAX BILLS TO: Ted S. Jamroz (Name) 248 Shadow Bend (Address) Wheeling, Illinois 60090 (City, State and Zip)

RE

AFFIX "RIDERS" OR

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Exhibit A

All of Unit 3B-Lot 2-Cluster 38 in Shadow Bend Phase III a subdivision of a tract of land, being a part of Lots 2 and 5 in the Resubdivision of George Strong's Farm in Section 2 and the West 1/2 of Section 1, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 16, 1885, in Book 20 of Plats at Page 15, as document 625294 and a part of Lot 1 of owner's Subdivision of part of the Old Filkins Farm in Sections 1 and 2, Township 42 North, Range 11 East and a part of Lot 3 of Owner's Subdivision of Sections 1 and 2, Township 42 North, Range 11 East of the Third Principal Meridian, according to plat of said Shadow Bend Phase III registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 10, 1973, as document number 2690976, and Surveyor's Certificate of Correction thereof registered on June 22, 1973, as document number 2699913

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Age of Grantee _____
 Address _____
 Husband _____
 Wife _____
 Submitted by _____
 Address _____
 Deliver New cert. to _____
 Remainder to _____
 Sig. Card _____
 CIAMBONE

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REPUBLIC TITLE COMPANY
1500 W. SHURE
ARLINGTON HEIGHTS, ILL. 60004
MAY 15 AM 10:25

2
1324919
ACS

3617082
REPUBLIC TITLE COMPANY
1500 W. SHURE
ARLINGTON HEIGHTS, ILL. 60004

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IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION

TALMAN HOME FEDERAL SAVINGS AND LOAN)
ASSOCIATION OF ILLINOIS, successor to)
Talman Federal Savings & Loan Association)
of Chicago, a corp.)

vs)

RAYFIELD BUTLER, ET AL)

NO. 81CH 1491

JUDGMENT OF FORECLOSURE AND SALE

This cause coming on to be heard on the complaint and amended complaint filed herein, and on answer of Rayfield Butler and Shirley Butler, by their attorney, Edwin M. Plaza, and on answer of Sidney R. Olsen, Registrar of Titles of Cook County, Illinois, by John LoSasso and Jesse Prince, and it appearing that the defendants herein were duly served with summons personally and by publication, and that a default has been entered against certain defendants, and that an affidavit of proof pursuant to Statute has been filed, and the Court being fully advised, finds:

1. That it has jurisdiction of the parties to and the subject matter of this suit.

2. That all material allegations of the complaint herein are true and proved.

3. That by virtue of the notes and mortgages alleged in the complaint, there is due to the plaintiff, and it has a valid and subsisting lien upon the property hereinafter described, as follows:

(a) For its own use and benefit for the following costs and expenses:

Clerk	\$ 43.00
Sheriff	68.12
Registrar of Titles	42.00
Publication for service	146.95
Attorneys' fees	1,500.00
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	\$1,800.07

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(b) For the use and benefit of the plaintiff, as owner and holder of the notes and mortgages aforesaid, but subject and subordinate to the lien for the payment of the items mentioned in subparagraph (a) of this paragraph:

Loan No. 279-896-8

For principal and interest as of 12/12/80	\$25,723.90
Interest thereon at 8-3/4% to 12/3/81	2,225.00
Advanced for Hazard insurance premium	209.00
Advanced for 1st installment, 1980 taxes	287.73
Returned check, 3/23/81	287.85
Advanced for 2nd installment, 1980 tax	432.49
Late charges	153.89
	<hr/>
	\$29,319.86

Home Improvement Loan No. 70391-2

For principal and interest as of 12/2/80-\$22,945.90	
Interest thereon at 7% to 12/3/81	1,587.76
Late charges	45.00
	<hr/>
	24,578.66
	<hr/>
	\$53,898.52

4. That the rights and interests of all other parties hereto in and to the property hereinafter described are inferior to the liens of plaintiff mentioned in paragraph 3 hereof.

5. That the mortgages described in the complaint and hereby foreclosed appears of record in the office of the Registrar of Titles of Cook County, Illinois, as document Nos. 2908966 and 3105813, and the property herein referred to and directed to be sold is described as follows:

BKO 25-07-204-008A
Lot 16 (except the East 40 feet thereof) in Howe's Subdivision of Longwood, a Subdivision of Lots 110 to 113 both inclusive in Block 6 in Hilliard and Dobbin's First Addition to Washington Heights, being a Subdivision of the East 1/2 of the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

commonly known as 1758 W. 96th Street, Chicago, Illinois.

6. The Court further finds that Rayfield Butler and Shirley Butler, the owners of the equity of redemption herein, were duly served with summons on March 10, 1981; that the period of redemption herein shall be within 12 months from said date of March 10, 1981, or within 6 months from the date of any sale hereunder, whichever the later date may be.

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7. IT IS THEREFORE ORDERED that unless within three days from the date of the entry of this judgment there shall be paid to plaintiff the respective sums, with interest thereon except interest on attorneys' fees, for the uses and benefits mentioned in Paragraph 3 of this judgment, the real estate above described, with all improvements and appurtenances thereto belonging, or so much thereof as may be necessary to pay the amounts found due, and which may be sold separately without material injury to the parties in interest, be sold at public auction to the highest bidder for cash by Richard J. Elrod, Sheriff of Cook County, Illinois, in Room 704, Richard J. Daley Center, Chicago, Illinois.

8. That said Sheriff shall give public notice of the time, place and terms of such sale by publishing the same at least once in each week for three successive weeks in a secular newspaper of general circulation published in Cook County, Illinois, the first publication to be not less than twenty days before the date of sale; that said sale may be adjourned in the discretion of the Sheriff by giving public notice by proclamation; that plaintiff, or any of the parties hereto, may become the purchaser at such sale; that if plaintiff is the successful bidder at said sale, the amount due plaintiff, plus all costs, advances and fees hereunder, shall be taken as a credit on its bid;

9. That said Sheriff, upon making such sale, shall with all convenient speed, report the same to the Court for its approval and confirmation; he shall likewise report the distribution to the Court for its approval and confirmation and he shall execute and deliver to the purchaser as certificate of sale, and record

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a duplicate thereof, as required by law; that out of the proceeds of sale, distribution shall be made in the following order of priority:

- (a) To the Sheriff, for his disbursements and commissions on such sale;
- (b) To plaintiff, or its attorneys, the amounts mentioned in paragraph 3(a) hereof, plus any additional costs of sale;
- (c) To plaintiff, or its attorneys, the amounts mentioned in paragraph 3(b) hereof, with interest thereon at 8% per annum from the date hereof.

10. That the Sheriff take receipts from the respective parties to whom he may have made payment, as aforesaid, and file same with his report of sale and distribution in this Court; that if after the payment of all of the above items there shall be a remainder, he hold the surplus subject to the further order of this Court, and if there be not sufficient funds to pay in full the amounts found due herein, he specify the amount of deficiency in his report of sale.

11. That plaintiff shall be entitled to a lien upon the rents, issues and profits from the premises herein during the full period of redemption for the amount of such deficiency, whether or not a redemption is made from the sale hereunder prior to the expiration of said period of redemption; that plaintiff shall be entitled to judgment for the amount of such deficiency against Rayfield Butler and Shirley Butler, who are personally liable therefor.

12. That the date of service of summons on the defendants, Rayfield Butler and Shirley Butler, the owners of the equity of redemption herein, was March 10, 1981.

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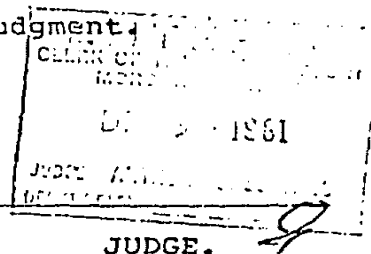
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13. That if the premises so sold shall not be redeemed within twelve months from the 10th day of March, 1981 or within six months after any foreclosure sale under this judgment, whichever date is later, as provided by law, the defendants, and all persons claiming under them, or any of them, since the commencement of this suit, be forever barred and foreclosed of and from all rights and equity of redemption or claim in and to said premises, or any part thereof; and, in case said premises shall not be redeemed, then upon production to the Sheriff or his successor, of said certificate of sale by the legal holder thereof, said Sheriff shall execute and deliver to him a good and sufficient deed of conveyance of said premises; that thereupon the grantee in such deed, or his legal representatives or assigns, be let into possession of said premises, and that any of the parties hereto who shall be in possession of said premises, or any part thereof, or any person who may have come into such possession under them, or any of them, since the commencement of this suit, shall, upon production of said Sheriff's deed of conveyance, surrender possession of said premises to said grantee, his representative or assigns, and in default of so doing, a writ of assistance shall issue.

14. The Court hereby retains jurisdiction of the subject matter of this cause, and of all the parties hereto, for the purpose of enforcing this judgment and appointing or continuing a Receiver herein at any time during the period of redemption.

15. The Court finds that there is no just cause for delay in the enforcement of or appeal from this judgment.

ENTER: _____



JUDGE.

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STATE OF ILLINOIS,
COUNTY OF COOK

ss.

I, MORGAN M. FINLEY, Clerk of the Circuit Court of Cook County, in and for the State of Illinois, and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect and complete

COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT:

.....
.....
.....
.....

in a certain cause lately pending in said Court, between
TALMAN HOME FEDERAL SAVINGS & LOAN ASSOCIATION, etc., plaintiff/petitioner
and RAYFIELD BUTLER, et al., defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this 13th
day of MAY 19 87

Morgan M. Finley Clerk

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Handwritten signature/initials

1997 MAY 14 AM 10:33

HARRY (DNE) YOUNG
REGISTRAR OF TITLES

ON	REGISTRATION
Lib.	3616660
Vol.	1957-1985
Date	5/14/97

JAROS TITLE & O'ROURKE
69 W. WASHINGTON
CHICAGO IL 60602