

UNOFFICIAL COPY

03627141

State of Illinois

County of Cook

SS:

John W. Wulfsberg, being 1st duly sworn upon oath, deposes and states that he is a licensed practicing attorney with offices at 340 W. Fairway Rd., Northfield, Illinois;

That as said attorney, I prepared a deed, ^{dated 6-13-87} for John A. Branding, AKA, John Arthur Branding for the purpose of conveying Lots 34 & 35 in Block 1 in Crystal Terrace Condominium, being a Subdiv. of the NW 1/4 of the SW 1/4 of the E 1/4 of the SE 1/4 of Section 12, T.36 N. R.14, E. of 3rd, Cook County, Illinois - for the purpose of conveying same to John Kubavonic;

That as said attorney, I prepared a the same deed for Charles Bruna for the purpose of conveying Lots 32 and 33 in Block 1 in Crystal Terrace Condominium, as aforesaid - - for the purpose of conveying said lots to John Kubavonic.

John Wulfsberg

Subscribed & sworn to before me this 18 day of June 1987

George Petrich
Notary Public
GEORGE PETRICH

SEAL

Dated _____

Signature _____

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____; and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

LENDER'S DISBURSEMENT STATEMENT

I/we certify that no survey was furnished to me/us and none is available.

(Seal)

not personally but as Trustee under the trust agreement known as _____, on the above date by virtue of the written authority and direction of the beneficiaries under the trust.

The above statements are made by _____

ATTEST: Secretary _____

By President _____

Secretary under its corporate seal on the above date.

President and attested by its _____

presents to be signed by its _____

has caused these _____

IN WITNESS WHEREOF, _____

(Seal)

(Seal)

Seller or Owner _____

Date _____

Purchaser(s) _____

(Seal)

not personally but as Trustee under the trust agreement known as _____, on the above date by virtue of the written authority and direction of the beneficiaries under the trust.

The above statements are made by _____

ATTEST: Secretary _____

By President _____

Secretary under its corporate seal on the above date.

President and attested by its _____

presents to be signed by its _____

has caused these _____

IN WITNESS WHEREOF, _____

(Seal)

(Seal)

Purchaser _____

ALTA LOAN AND EXTENDED COVERAGE OWNERS POLICY STATEMENT

Commitment No. _____

Loan No. _____

The undersigned hereby certifies with respect to the land described in the above commitment:

1. That, to the best knowledge and belief of the undersigned, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and attested; that there are no unrecorded contracts to purchase the land; and that there are no unrecorded leases to which the land is subject, except as listed below, and that if any leases are listed below, they contain no options to purchase, right of renewal, or other unusual provisions, except as noted below. (If no leases or contracts, state "none".)

(Use back page hereof if necessary)

2. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

The undersigned makes the above statements for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.



WARRANTY DEED
Notary (ILLINOIS)
(Individual to Individual)

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3627141

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 GRANTORS, JOHN A. BRANDING, also known as John Arthur Branding, a widower and not since remarried of the City of Des Plaines, County of Cook, State of Illinois, & CHARLES BRUNS, a bachelor, of the Village of Lake Villa County of Lake State of Illinois for and in consideration of ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration CONVEY and WARRANT to JOHN RUKAVINA, a bachelor, 13402 S. Baltimore, Chicago, IL 60633

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

Lots 32, 33, 34 & 35 in Block One (1) in Cryer's Torrence Ave. Addition being a Subdivision of the North Half (1/2) of the South Half (1/2) of the East Half (1/2) of the Southeast Quarter (1/4) of Section 12, Township 36 North, Range 14, East of the Third Principal Meridian, Cook County, IL

Subject to the general real estate taxes for the year of 1986 and subsequent years and restrictions as shown in Deed Document Number 385692.

PIN: Lot 35: 29-12-423-021-000035
Lot 34: 29-12-423-022-000034
Lot 33: 29-12-423-023-000033
Lot 32: 29-12-423-024-000032

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

Permanent Real Estate Index Number(s):

Address(es) of Real Estate: South Torrence Ave.

DATED this 18th day of June 1987

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

John A. Branding (SEAL) Charles Bruns (SEAL)
JOHN A. BRANDING CHARLES BRUNS
(SEAL) (SEAL)

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 JOHN A. BRANDING, a/k/a John Arthur Branding, a widower and not since remarried, and CHARLES BRUNS, a bachelor,

IMPRESS SEAL HERE

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.

Given under my hand and official seal, this 18th day of June 1987

Commission expires March 31 1990

John W. Dubbs, Notary Public

This instrument was prepared by John W. Dubbs, 640 W. Frontage Rd., Northfield, IL 60093

REAL ESTATE TRANSFER TAX
Cook County
RECEIVED
STAMP
JUN 18 1987
2750
3627141
City of Homes \$ 110.00

Handwritten note: All by Seller City Intend to be conveyed to the City

COOK COUNTY, ILL. 60633
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 10 1987
DEPT. OF REVENUE
27.50

SEND SUBSEQUENT TAX BILLS TO:
John Rukavina
13402 S. Baltimore
Chicago, IL 60633

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

JOHN A. BRANDING a/k/a John Arthur Branding, a widower and not since remarried, & CHARLES BRUNS, a bachelor,

TO

JOHN RUKAVINA, a bachelor

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

1427030
1427040
1427998
1427998
36227141

36227141

JUN 18 PM 12:01

Age of Grantee 1427030
Address 1427040
Husband 1427998
Wife 1427998
Submitted by [Signature]
Address 1427030
Delivered to 1427040
Remainder to 1427998
Sig. Card CIAMBRONE
George E. Cole
13862 S. Bryn Mawr
Chicago, Ill. 60633