Parcel Soc. No. 343/501, 35/8064

a corporation of the State of	MISCONSIN	for and in consideration	on of the payment of	the indehted
ness secured by the	MORTGAGE	hereinafter menti	oned, and the cance	ellation of al
the notes thereby secured	and of the sum of one do	ollar, the receipt wher	eof is hereby acknow	wledged, doe
hereby REMISE. RELEAS	F CONVEY and DUIT CL	AIM unto PAUL	F. PETRIEKIS AN	D DOREEN .
PETRIEKIS, HIS WIF		7	(NAME AND ADDRESS	·)
PETRIEKIS, HIS WIF	FE	·	(NAME AND ADDRESS	·)
PETRIEKIS, HIS WII heirs. legal representatives	and assigns, all the right.	itle, interest, claim or	demand whatsoever	r it may have
PETRIEKIS, HIS WII heirs. legal representatives	FE	itle, interest, claim or	demand whatsoever	r it may have
PETRIEKIS, HIS WII heirs. legal representatives acquired in through or hy	and assigns, all the right.	itle, interest, claim or	demand whatsoever	r it may have
PETRIEKIS, HIS WII heirs, legal representatives acquired in through or hy APRIL 1985, and rec	and assigns, all the right, of a certain MORTGAGE orded in the Recorder's Office of the second of th	itle, interest, claim or, bearing date to ice of	demand whatsoever the	r it may have day of
PETRIEKIS, HIS WIT heirs, legal representatives acquired in, through or hy APRIL . 19 85, and rec ILLINOIS . in boo	and assigns, all the right. on a certain MORTGAGE	itle, interest, claim or, bearing date to, as	demand whatsoever the 1.7TH County, in the State document No. 3/	t it may have day of e of

LOT 1 IN ZIMMERMANS SUELIVISION, BEING A RESUBDIVISION OF BLOCK 6 IN MONSON AND COMPANY'S FOURTH FALOS PARK SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 26125820, IN COOK COUNTY, ILLINOIS.

addies 1 12603 Southwest Howy PIN: 23-27-417-008 together with all the appurtenances and privileges thereunto belonging or upriertaining. FIRST WISCONSIN TRUST COMPANY IN TESTIMONY WHEREOF, the said ____ has caused these presents to be signed by its_ _President, and attested 🕠 itr. 1988 Secretary, and its corporate seal to be hereto affixed, this ____ FIRST WISCONSIN TRUST COMPANY Wagner Vice President O'Callaghan Ass't Patrick Secretary

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

This instrument was prepared by First Educate (Name)

Patrick O'Callaghan Milwacker, Wise (Address)

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	STATE OF WISCONS COUNTY OF MILWAUS		ss.		
	I. Eugene I	R. Lee		·	-
	in and for said County, in t	the State aforesaid, DO	HEREBY CERTIFY that	S. Wagner	-
	personally known to me to	he the <u>Vice</u>	President of the FIRST 1	VISCONSIN TRUST COMPANY	_
	·	, в сотро	ration. and Patrick	1. 0°Callaghan, personal	ly.
	known to me to be the As	ssistant Secretar	of said corporation, and p	personally known to me to be the	ne
	same person, whose name	s are subscribed to the	foregoing instrument, appea	ared before me this day in perso	on .
	and severally acknowledge	ged that as such	President and	Accietant Secretary, the	ry.
	signed and delivered the si	ald instrument as <u>V</u>	Ce President and	Assistant Secretary of sa	d
	corporation, and caused.	ne corporate seal of st	id corporation to be affixe	d thereto, pursuant to authori	l y
	given by the Board of	TEECTORS of s	aid corporation, as their fro	ee and voluntary act, and as th	e
	free and voluntary act of sa	id corporation, for the	uses and purposes therein se	ı forth.	
	GIVEN under my ha	and NCTARIAL	_seal this3	day of Jude 19.88	
		0,	- Jugar	1. Jan	-
		-1	Eugene R. Lee.	Expires 2/12/89	-
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M.			· C>		ઝ ુ
			0	NES O	NS, P.(E 600 5 60016
	4.	•		FILED OF THE PROPERTY TO WELL	COLLINS, SUITE 6 INGIS 60
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LEGAL FORMS

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award of ettle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is am norized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower No. Released; Forberance By Lender Not a Walver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the rate, size of any right or remedy.

11. Successors and Assigns Bound: Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and beneal the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interes or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then:

(a) any such loan charges collected or to be collected in the charge to the permitted limits, then:

(a) any such loan charges collected from Borrower which exceeded permitted limits will be reduced by the amount necessary to reduce the charge to the permitted limits, then:

(a) any such loan charges collected from Borrower which exceeded permitted limits, then:

(a) any such loan charges collected from Borrower which exceeded permitted limits, then:

(a) any such loan charges collected from Borrower which exceeded permitted limits, then:

(b) any such loan charges collected from Borrower which e

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the step specified in the second paragraph of

paragraph 17

14. Notices. Any notice to Borrower provided for in this Security Instrument's all be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Porrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lendor virial given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale. Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on

receiver's boild, and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument wither covarge to Borrower. Borrower shall pay any recordation costs.

22. Waiver or 1/10 nestead. Borrower waives all right of homestead exemption in the Property.

this Security Instru- supplement the co	to this Security Instr- ument, the covenants ovenants and agreem	and agreements	of each such ride	er shall be incorpo	rated into and sha	all amend and
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	G BELOW, Borrowe any rider(s) executed				ots contained in	this Security
	•		HAROLD	s. KOENIG	eng	(Sca)) —Borrower
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STATE OF TELENOIS	Cook			County as:		
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do hereby certify t	Unwald C	. Koenig'& 1	JORCEN MVC Kathleen M.	Notary Profic in a Dor Recin a Ecklund A	BRIED SPINSTER	
	 p e	rsonally known	to me to be the	same person(s)	whose name(s).	are
subscribed to the f	oregoing instrument	, appeared befo	re me this day i	n person, and ac	knowledged that	t.he Y
signed and delivere	ed the said instrumen	tas their	free and v	oluntary act, for	the uses and purp	ooses (herein
set forth.					CV	
Given under n	my hand and official	seal, this 22n	dday of.	June	19.88.	
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