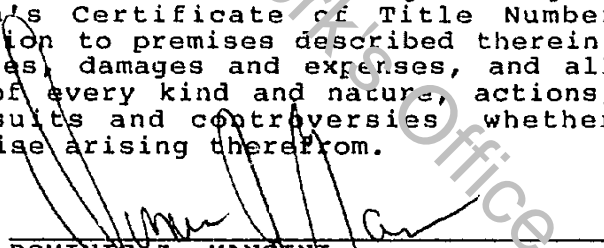


# UNOFFICIAL COPY

## AFFIDAVIT OF LATE DELIVERY

I, the undersigned do hereby state and swear on oath as follows:

1. That I am the Attorney for American Mortgage and Real Estate Services, Inc. who on December 29, 1987 gave a mortgage loan to Henrietta Edwards on the property conveyed to a certain parcel of real estate commonly known as 7551 South Champlain Avenue, Chicago, Illinois 60619 and legally described as follows:  
  
LOT 8 AND THE NORTH 5-1/2 FEET OF LOT 9 IN KEIM'S SUB-DIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF BLOCK 3 OF WAKEMAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
2. That upon sending all documents to be Record Data to be registered we were informed that we needed an Torrens-Owners Lost statement. Upon having Henrietta Edwards executed same and then sending to Record Data we were then informed that the Trust, Exchange National Bank of Chicago would have to execute the Torrens-Owners Lost. We then proceed to have Exchange National Bank of Chicago executed said Torrens-Owners Lost and upon receiving same, we delivered to Record Data for registering.
3. That at all times except during the period during which the documents were in the possession of the Torrens Department or the possession of Record Data they were in my exclusive possession and control and in that of no other.
4. That I make this Affidavit to induce the Registrar of Titles to waive any objections as to stale date of delivery.
5. Now, therefore, affiant, his heirs and/or successors, at all times shall indemnify and save harmless, the Registrar of Titles, Cook County, Illinois, against all loss or damage to him arising by reason of delay in the registration of these documents and the registering of same on the Torrens Certificate of Title Number 1368053 and in relation to premises described therein, and all costs, charges, damages and expenses, and all claims and demands of every kind and nature, actions, causes of action, suits and controversies, whether groundless or otherwise arising therefrom.

  
DOMINIC J. MANCINI  
Attorney for American Mortgage and  
Real Estates Services, Inc.

SUBSCRIBED and SWORN to

before me this 1st day

OFFICIAL SEAL  
of CAMILLE J. EAKINS  
of September, 1988.  
Notary Public, State of Illinois  
My Commission Expires 5/10/90

  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

DOMINIC J. MANCINI

19 W. Chicago Avenue, Suite 2, Hinsdale, Illinois 60521.



# UNOFFICIAL COPY

TRUSTEE'S DEED

3744210

Form 16-12

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 28th day of December, 19 87, between EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 15th day of September, 1981, and known as Trust Number 39045, party of the first part, and <sup>A WIDOW</sup> HENRIETTA EDWARDS and <sup>DIVORCED AND NOT REMARRIED</sup> RONALD S. RUSSELL, party of the second part.

Address of Grantee(s): 7551 South Champlain Ave, Chicago, Illinois 60619

This instrument was prepared by Frank Saporito, Vice President, of Exchange National Bank of Chicago, LaSalle & Adams Streets, Chicago, Illinois 60690.

WITNESSETH that said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in COOK County, Illinois, to-wit:

Lot 8, and the North 5 1/2 Feet of Lot 9 in Keim's Subdivision of the South 1/2 of the West 1/2 of Block 3 of Wakeman's Subdivision of the East 1/2 of the South East 1/4 of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

20-27-405-02A

aka 7551 S Champlain Ave Chicago, IL

TO HAVE AND TO HOLD the same unto said parties, of the second part forever, not in tenancy in common, but in joint tenancy.

SUBJECT TO: SEAWAY NATIONAL BANK'S LOAN BEING PAID IN FULL BEFORE TRUSTEE'S DEED IS RELEASED TO ANY PARTY

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President--Trust Officer and attested by its Assistant Cashier--Trust Officer, the day and year first above written.

EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid,

By Frank Saporito Vice President--Trust Officer

Attest Ida Coglianese Assistant Cashier--Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, WILLIE JACOBS  
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Frank Saporito

Vice President--Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and

Ida Coglianese

Assistant Cashier--Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. Vice President--Trust Officer and Assistant Cashier--Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Cashier--Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of December, 19 87

Willie Jacobs  
Notary Public

DELIVERY

NAME  
STREET  
CITY

DMANCINI  
19 W CHICAGO  
Windsor, Ill  
60521

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

7551 South Champlain Ave.

Chicago, Illinois 60619

3744210

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 2-10

PAR. & COOK COUNTY ORD. CHICAGO

DATE 1-5-88 BY M. Ann, cdk

Document Number

