

# UNOFFICIAL COPY

3980678



## CAROL MOSELEY BRAUN

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

Re: Certificate of Title No. 1418887 Vol. 2841-2 Page 444  
Lt. 25, Lt. 26, Lt. 27 & Lt. 28. In Blk 132 in Harvey,  
a Subdv. in the E. ½ of the N.E. ¼ of Sect. 18-36-14,  
E. of the 3rd P.M.

Seaway National Bank of Chicago, a National Banking  
Assn., vs. Donald Watts, The Registrar of Titles of  
Cook County, ILL, Peter Schwabe Corp., Popeye's Famous  
Fried Chicken, Inc., South Suburban Fried Chicken, Inc.,  
The State of ILL, Hoover Darden, Sr., E.F. Wonderlic and  
Assn., Unknown Owners & Non-Record Claimants  
Case No. 90 CH 5441

(Applicants submission's do not include request for opinion  
for Lot 28, Supra., and also indicates Lot 29, is  
Title, not Torrens)

Carol Moseley Braun  
Registrar of Titles  
Cook County, Illinois

Dear Ms. Braun:

I have examined proceedings in the Circuit Court of Cook County,  
Illinois, above described, being a proceeding to foreclose a  
mortgage registered as document no. 3513734, covering part of  
the premises described in the foregoing Certificate of Title,  
also a Sheriff's Deed issued by Michael R. Sheahan, Sheriff  
of Cook County, Illinois, to Seaway National Bank and I find  
that title to premises aforesaid will be vested in:

SEAWAY NATIONAL BANK

Subject to:

1. All unpaid general taxes and special assessments shown by  
our tax search and all sales, forfeitures and withdrawals for  
unpaid general taxes and special assessments.
2. Possible Federal Tax Liens and State of Illinois Tax Liens  
on the premises as provided by CH. 30 Par. 84 and 84.1 of the Illinois  
Revised Statute and other Statutes of the State of Illinois.
3. Right of any party interested by appeal, writ of error, proceedings  
instituted under the Soldiers' and Sailors' Civil Relief Act or other  
direct proceedings to have set aside, modified or reversed within the  
time allowed by law the Judgment for Foreclosure entered January 17,  
1991 and Order Approving Sheriff's Sale and Report of Distribution  
dated March 21, 1991 in the Circuit Court of Cook County, Illinois,  
Case No. 90 CH 5441, and entitled Seaway National Bank of Chicago,  
118 NORTH CLARK STREET • CHICAGO, ILLINOIS 60602-1387 • (312) 443-5080

*Affects lots 25, 26 & 27 in Torrens*

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ILLINOIS COURT REPORTERS ASSOCIATION  
MEMBER

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APPLICATION NO. 10738  
DOCUMENT NO. 3234984

VOLUME 291-2 PAGE 44  
CERTIFICATE NO. 1418887  
OWNER DONALD WATTS

FEB 26 1986  
HDE

**CERTIFICATE  
OF TITLE**

Date Of First Registration

DECEMBER THIRD (3RD), 1923

TRANSFERRED FROM 1418883  
CERTIFICATE NO. 1418887

STATE OF ILLINOIS }  
COOK COUNTY }

vs. I Harry "Bus" Youroll Registrar of Titles in  
and for said County, in the State aforesaid, do hereby certify that

DONALD WATTS  
(Divorced and not remarried)

of the CITY OF CHICAGO County of COOK and State of ILLINOIS  
is the owner of an estate in fee simple, in the following described  
land situated in the County of Cook and State of Illinois.

**DESCRIPTION OF LAND**

- LOT TWENTY FIVE.....(25)
- LOT TWENTY SIX.....(26)
- LOT TWENTY SEVEN.....(27)
- LOT TWENTY EIGHT.....(28)

In Block One Hundred Thirty Two (132) in Harvey, a Subdivision in the East Half (1/2) of the Northeast Quarter (1/4)  
of Section 13, Township 36 North, Range 14, East of the Tenth Principal Meridian.

3980678

Subject to the Estates, Easements, Incumbrances and Charges noted on  
the following memorials page of this Certificate.

**Witness** My hand and Official Seal

FIFTH (5TH)  
4.5-87 RP KAL

APRIL

1982

this \_\_\_\_\_ day of \_\_\_\_\_ A. D.

Harry "Bus" Youroll  
Registrar of Titles, Cook County, Illinois.

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MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO. NATURE AND TERM OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR SIGNATURE OF REGISTRAR

276407-A2 General Taxes for the year 1980, 1st Installment Paid, 2nd Installment Not Paid. Subject to General Taxes levied in the year 1981.

Handwritten signature: Harry Busby

276407-36 General Taxes for the year 1983, 1st Installment paid, 2nd Installment not paid. Subject to General Taxes levied in the year 1986. Subject to Calumet Union Drainage District # 1, Annual Maintenance Assessment of CO 1331 A.D.

Handwritten signature: Harry Busby

In Duplicate Mortgage from Donald Watts, to Snaway National Bank, a National Banking Association, to secure note in the principal sum of \$1,100,000.00, and interest, payable as therein stated, in accordance with the terms, provisions and limitations herein set forth. For particulars see Document (Exhibit "A" legal description attached). (Affects foregoing premises and other property)

Handwritten signature: Harry Busby

3513764 In Duplicate Assignment from Donald Watts, "Assignor", to Snaway National Bank of Chicago, a National Banking Association, "Assignee", wherein Assignor assigns to Assignee, all interests in and to any and all leases and subleases, including all extensions and renewals thereof, together with all the rents, issues and profits, etc., under terms, covenants, conditions and agreements contained herein. For particulars see Document. (Exhibit "A" legal description attached).

Handwritten signature: Harry Busby

3513765 Mortgage's Duplicate Certificate 70837 issued 5/9/86 on Mortgage 3513764.

Handwritten notes: 367-807-5-12-87, 367-807-6-13-17-87, 079-078-079-080, Cancelled with CIP, DICK CIP, etc.

276407-37 General Taxes for the year 1986, as to Lot 28. Subject to General Taxes levied in the year 1987. Sale January 9, 1987, for City, State, County, etc. taxes for the year 1985, of Lot 28, in Block 132, to Midwest Real Estate, for the sum of \$1186.28 @ 6% penalty, Volume 210, Page 10. Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on January 9, 1987, D. S. Associates purchased General Taxes for the year 1985, in the sum of \$347.21. (Attached is direction to register Document Number 3672304 on Certificate Number 1418887). (Affects Lot 27 only)

Handwritten signature: Harry Busby

3672304 Affidavit of D. S. Associates, by its agent, purporting that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on December 5, 1987. For particulars see Document. (Attached is direction to register Document Number 3672305 on Certificate Number 1418887). (Affects Lot 27)

Handwritten signature: Harry Busby

3672305 276407-37 General Taxes for the year 1986, as to Lot 28. Subject to General Taxes levied in the year 1987. Affidavit of D. S. Associates, by its agent, stating that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on December 17, 1987. For particulars see Document. (Attached is direction to register Document Number 3673076 on Certificate Number 1418887). (This affidavit given to correct Affidavit registered as Document Number 3672305). (Affects Lot 27).

Handwritten signature: Harry Busby

3673076 Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on January 9, 1987, D. S. Associates purchased General Taxes for the year 1985, in the sum of \$347.21. (Attached is direction to register Document Number 3673077 on Certificate Number 1418887). (Affects Lot 25 only).

Handwritten signature: Harry Busby

3673077 Affidavit of D. S. Associates, by its agent, stating that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on December 17, 1987. For particulars see Document. (Attached is direction to register Document Number 3673078 on Certificate Number 1418887). (Affects Lot 25)

Handwritten signature: Harry Busby

3673078 Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on January 9, 1987, D. S. Associates purchased General Taxes for the year 1985, in the sum of \$347.21. (Attached is direction to register Document Number 3673079 on Certificate Number 1418887). (Affects Lot 26 only)

Handwritten signature: Harry Busby

3673079 Affidavit of D. S. Associates, by its agent, stating that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on December 17, 1987. For particulars see Document. (Attached is direction to register Document Number 3673080 on Certificate Number 1418887). (Affects Lot 26 only)

Handwritten signature: Harry Busby

3673080 FORWARD TO RIDER

Drop Pcd JSP

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FORM 1, PAGE 444  
 COUNTY RECORDER NUMBER 1418887  
 FISCAL YEAR 1985

ADVM

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## OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REG.
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276407-82	<p><i>Copy of Purchase</i> 3722750 3/29/89 <i>ASB</i></p> <p>General Taxes for the year 1986, subject to General Taxes levied in the year 1989, said 2723/86, for City, State, County, etc., taxes of 1986, of Lot 28, to Regent Properties, for sum of \$1698.84, 05%, penalty, Vol. 210, Page 13.</p> <p>Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on 1/9/87, Midwest Real Est. Inv., purchased General Taxes for the year 1985, in the sum of \$1,186.00. (Attached in direction to register Document No. 3782750 on Certificate No. 1418887).</p>	Jan. 9, 1987	Mar. 29, 1989 4:24 PM	<p><i>Carol Mason</i></p> <p><i>Carol Mason</i></p> <p><i>Carol Mason</i></p>
276407-89	<p><i>Copy of Purchase</i> 3822750 2/23/88</p> <p>General Taxes for the year 1987, as to Lot 28, and General Taxes for the year 1988, paid on to Lot 28 only, subject to General Taxes levied in the year 1989, said 1-9-87 for City, State, County, etc., taxes of 1987 of Lot 28 to Midwest for sum of \$1186.00 9% penalty, Vol. 210 Page 10.</p> <p>Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on Feb. 23, 1988, Midwest Properties purchased General Taxes for the year 1986, in the sum of \$1,650.84. (Attached in direction to register Document Number 3822750 on Certificate Number 1418887). (Attaches Lot 28 only).</p>	Feb. 23, 1988	Sept. 6, 1989 12:00 PM	<p><i>Carol Mason</i></p> <p><i>Carol Mason</i></p> <p><i>Carol Mason</i></p>
3822750	<p><i>Deed 3934004 12.20.90</i></p>			

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3934004 - Deed (Special Warranty) Dec 9, 1990 -  
 Midwest Real Estate Investment Co.  
 American Nat BK as trustee  
 Trust number 110911-03 - dtd 11/14/90  
 Lots 22 + 31 29.18.220-017 + 29.18.220-020

3906796 - Order directing Income Tax Deal 99 Co TO 2475  
 (1985 taxes) certificate 05829 - Lot 28 only - 29.18.220-020

3906797 - LOP refers to above order - ✓

3906797 Tax Deed Feb 20, 1990.  
 Lot 28 only. 29.18.220.020 →

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a National Banking Assn., vs. Donald Watts, et als.

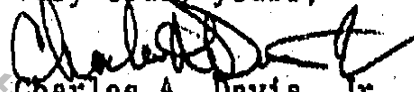
4. Uncancelled memorials appearing on the outstanding Certificate of Title.

5. Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the Judgment of Foreclosure entered January 17, 1991 and Order Approving Sheriff's Sale and Report of Distribution dated March 21, 1991 in the Circuit Court of Cook County, Illinois, Case No. 90 CH 5441, and entitled Seaway National Bank of Chicago, a National Banking Assn., vs. Donald Watts, et als.

6. Upon registration of:

- (a) Certified copy of Judgment of Foreclosure
- (b) Certificate of Sale, if required by Judgment of Foreclosure,
- (c) Certified copy of Order Approving Sheriff's Sale,
- (d) Sheriff's Deed dated March 22, 1991, issued by Michael F. Sheehan, Sheriff of Cook County, Illinois, without surrender of Owner's Duplicate Certificate of Title.

Very truly yours,

  
Charles A. Davis, Jr.  
Examiner of Titles

July 2, 1991  
ard

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SHERIFF'S DEED

(Judicial Sale)

3980678

Sheriff's Sale No.

(The above Space for Recorder's Use Only)

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois on

January 15, 1991

in Case No. 90 CH 5441

Entitled SEAWAY NATIONAL BANK

vs. DONALD WATTS, et al.

and pursuant to which the land hereinafter described was sold at public sale by said grantor on

March 14, 1991

, from which sale no redemption has been made as provided by

statute, hereby conveys to SEAWAY NATIONAL BANK

the holder of the Certificate of Sale, the following described real estate situated on the County of Cook, in the State of Illinois, to have and to hold forever:

Lots 25, 26, 27, and 29 (except that portion taken for road purposes in case 87 L 50614) in Block 132 in Harvey, a subdivision of the east 1/2 of the northeast 1/4 of Section 18, Township 36 north, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

JUL 16 1991

DATED this date:

19

MICHAEL B. SHAMAM, SHERIFF  
Sheriff of Cook County, Illinois

(SEAL)

By

Annie D. Evans  
Deputy Sheriff of Cook County, Illinois

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

ANNIE D. EVANS

personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

JUL 16 1991

Given under my hand and official seal, this day of

Commission expires May 31, 1993

Samuel L. Dubalski  
Notary Public

MAIL TO:

Carney & Brothers, Ltd.

Name

30 N. LaSalle St., #3100

Address

Chicago, Illinois 60602

City, State and Zip

ADDRESS OF PROPERTY:

15345 South Wood Street

Harvey, Illinois

The above address is for statistical purposes only and is not part of this deed.

ADDRESS OF GRANTEE:

Seaway National Bank

645 E. 87th Street

Chicago, Illinois 60619

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
except under provisions of Paragraph 11, Section 4,  
Real Estate Transfer Tax Act.

Buyer, Seller or Representative  
7/15/91  
Date

3980678  
91241807

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3980678  
2118  
NO

RECORDS SECTION  
MEDICAL RECORDS  
LARD ROSELEY BRAIN

1991 JUN 17 PM 2:22

Age of Grantee

Address

Husband 3980678

Wife

Submitted by

Address

3980678

Deliver New Certif. to

Remainder to

Sig. Card

C.T. IJGROZCO

CHICAGO TITLE INS. CO.

73-04-596