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2001-04-18 14:55:40

Cook County Recorder

23.50

TRUST DEED AND NOTE  
(ILLINOIS)



THIS INDENTURE WITNESSETH, That the undersigned grantors, **N. Jan Wagner and Robert Wagner d/b/a WLC DEVELOPMENT**, of the County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to **John Kriho**, 846 Robinhood Lane, LaGrange Park, County of Cook and State of Illinois, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN HAZEL GLEN, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 2001 AS DOCUMENT NUMBER 0010082019, IN COOK COUNTY, ILLINOIS

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): PART OF 15-33-108-002-0000  
Address(es) of Real Estate: 35 W. Jackson, LaGrange Park, IL 60526

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenantable and in good repair and free of any additional liens.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to wit:

\$567,000.00

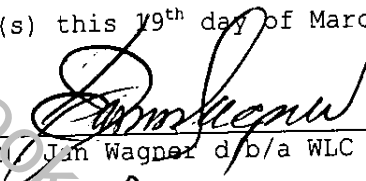

as set forth more fully in a certain real estate purchase agreement between grantors and grantees dated March 19, 2001 and wherein grantees shall advance \$10,000 as a lot deposit, \$74,000 as a second additional deposit upon signing of the subject purchase agreement and \$56,000 as a third additional deposit upon completion of the concrete and framing, all the aforementioned payments being referred to as earnest money under the subject purchase agreement, and a final payment of \$427,000 by grantees to grantor at the final closing whereat grantor shall convey good and clear title to grantees, free and clear of all liens and encumbrances, as more fully set forth in the subject purchase agreement and simultaneously upon said tender of deed by grantor to grantee the grantee shall deliver a release deed of the obligations of this trust deed and note.

IN THE EVENT of the trustee's death, inability, or removal from said Cook County, or of his resignation, refusal or failure to act, then Mary A. Kriho of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails or refuses to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

If any provision of this indenture shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this indenture.

Witness my (our) hand(s) and seal(s) this 19<sup>th</sup> day of March, 2001.

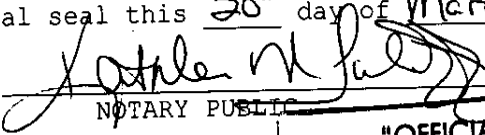
PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

  
N. Jan Wagner d/b/a WLC Development (SEAL)  
  
Robert Wagner d/b/a WLC Development (SEAL)

State of Illinois )  
  ) SS  
County of Cook    )

I, Kathleen M. Taloff, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that N. Jan Wagner and Robert Wagner personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 20<sup>th</sup> day of March, 2001 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 right of homestead.

Given under my hand and official seal this 20<sup>th</sup> day of March, 2001.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
4-20-01

"OFFICIAL SEAL"  
KATHLEEN M. TALOFF  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 04/20/01



This instrument was prepared by: Gregory C. Armstrong, Armstrong & Donnelly,  
77 West Washington Street, Suite 515, Chicago, Illinois 60602