

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:  
MAIL TO:

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Doc#: 0334914097  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/15/2003 10:45 AM Pg: 1 of 4

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**N O T E: THIS TRUST DEED CONTAINS A BALLOON PAYMENT.**

**TRUST DEED MORTGAGE (ILLINOIS)**

THIS INDENTURE WITNESSETH, That on the 3rd day of December, 2003, KAREN J. SENNE f/k/a KAREN J. SAUNDERS, an unmarried woman (hereinafter called the Grantor), of Mt. Prospect, Illinois, for and in consideration of the sum of One Hundred and Fifty Thousand and 00/100ths (\$150,000.00) Dollars in hand paid, CONVEY(S) AND WARRANT(S) to PREMIER CREDIT UNION f/k/a PREFERRED SERVICE CREDIT UNION, an Illinois corporation, 1212 W. Northwest Highway, Palatine, Illinois 60067, incorporated under the Illinois Credit Union Act, as Trustee, and to its successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Cook and State of Illinois, to-wit:

LOT 3 IN BLOCK 28 IN PROSPECT PARK COUNTRY CLUB, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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: 08-11-428-011-0000

Address of premises: 504 W. Lonquist, Mt. Prospect, IL

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, the Grantor is justly indebted upon a Note (CLOSED END DISCLOSURE STATEMENT AND CREDIT AGREEMENT) bearing even date herewith, payable to PREMIER CREDIT UNION in the principal amount of \$150,000.00, payable in 59 consecutive payments of \$927.69 plus one final payment of \$141,527.07, (\$150,000.00 principal and \$46,260.78 interest) bearing interest at the rate of 6.250% per annum, as per the tenor of the said Note.

BOX 333



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complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of said premises.

NOTWITHSTANDING anything to the contrary contained herein, the Grantor does further covenant and agree that it will not transfer, or cause to be transferred, or suffer an involuntary transfer of any interest, whether equitable or legal, and whether possessory or otherwise, in the mortgaged premises to any third party, including, but not limited to, conveyance by deed, or assignment of beneficial interest, or Articles of Agreement for Deed, or Installment contract for Deed, so long as the debt secured hereby subsists, and further, that in the event of any such transfer by the Grantor, the Trustee may, in its sole discretion, and without notice to the Grantor, declare the whole of the debt hereby secured immediately due and payable, and may avail itself of all rights and remedies, without necessity of election, provided to Trustee under this certain Trust Deed.

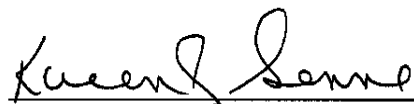
IN THE EVENT Grantor's First Mortgage is released of record and the Note securing it shall be paid in full while the instant Trust Deed subsists, the Grantor shall give immediate notice of same to Trustee and shall establish a pledge account with Trustee equal to the annual general real estate taxes assessed on the mortgaged premises. This shall be an "escrow-like arrangement" pursuant to the Illinois Mortgage Escrow Account Act, 765 ILCS 910/1, et seq.

The name of a record owner is: **KAREN J. SENNE f/k/a KAREN J. SAUNDERS**

IN THE EVENT of the removal from said Cook County of the grantee, or of its resignation, refusal or failure to act, then CHICAGO TITLE & TRUST COMPANY of said County is hereby appointed to be first successor in this trust; and if for any like cause said 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 of the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is not subject to a first mortgage.

Witness the hand(s) and seal(s) of the Grantor on **December 03, 2003.**

 (seal)  
**KAREN J. SENNE**

 (seal)  
**KAREN J. SAUNDERS**

