

# UNOFFICIAL COPY



1102810033

Doc#: 1102810033 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/28/2011 12:38 PM Pg: 1 of 7

Illinois Anti-Predatory  
Lending Database  
Program

Certificate of Exemption

Report Mortgage Fraud  
800-532-8785

The property identified as: **PIN:** 04-28-406-042-0000

**Address:**

**Street:** 1638 Saratoga Lane

**Street line 2:**

**City:** Glenview

**State:** IL

**ZIP Code:** 60026

**Lender:** 1021 Wood LLC

**Borrower:** Igor Davydov and Anna Davydov

**Loan / Mortgage Amount:** \$350,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

**Certificate number:** B2DE750F-AE5B-4DCA-A28D-5BD6E5FDB8D3

**Execution date:** 01/26/2011

REC'D

**UNOFFICIAL COPY****TRUST DEED**

THIS INDENTURE made January 26, 2011, between IGOR DAVYDOV and ANNA DAVYDOV, herein referred to as "First Party" and 1021 WOOD, LLC., an Illinois Limited Liability Corporation, herein referred to as "TRUSTEE", witnesseth:

THAT, WHEREAS, First Party has concurrently herewith executed an Installment Note bearing even date herewith in the Principal Sum of Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars made payable to 1021 WOOD, LLC and delivered, in and by which said Note the First Party promises to pay 1021 WOOD, LLC on the balance of principal remaining from time to time unpaid until said note is fully paid with the full amount of principal and interest shall be due on February 15, 2011.

All such payments on account of the indebtedness evidenced by said Note to be applied to the unpaid principal balance; provided that the principal unless paid when due shall bear interest at the rate of ten (10%) percent per annum, and all of said principal and interest being made payable at such banking house or trust company in Wilmette, Illinois, as the holders of the Note may, from time to time, in writing appoint, and in absence of such appointment, then at 3528 Walnut, Wilmette, Illinois 60091.

NOW THEREFORE, First Party to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions and limitations of this Trust Deed and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents, grant, remise, release, alien and convey unto the TRUSTEE, its successors and assigns, the following described Real Estate, situate, lying and being in the Village of Glenview, County of Cook and State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

Permanent Index Number: 04-28-406-042-0000

Property Address: 1638 Saratoga, Lane, Glenview, Illinois 60026 which, with the property hereinafter described, is referred to herein as the "premises".

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TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances, thereto belonging, and all rents, issues and profits thereof for so long and during all such times as First Party its successors or assigns may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, in or beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by First Party or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said TRUSTEE, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth.

If the premises or any portion thereof securing this Note, including the beneficial interest of the trust holding title shall be sold, conveyed, or transferred without the written permission of the holder first had or obtained, then the whole of the principal sum of the Note hereby secured remaining unpaid together with accrued interest thereon, at the election of the holder, shall immediately, without notice to anyone, become due and payable.

The maker of the Note secured by this Trust Deed shall have the right to prepay the principal in whole or in part at any time without Penalty.

## IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to TRUSTEE or to holders of the Note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinances; (7) pay before any penalty attaches all general taxes and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to TRUSTEE or to holders of the Note duplicate receipts therefor; (8) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or wind storm under policies providing for payment by the insurance companies of money sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the Note, under insurance policies payable, in case of loss or damage, to TRUSTEE for the benefit of the holders of the Note, such rights to be evidenced by the standard mortgage clause to be attached to each policy; and to deliver all policies, including additional renewal policies, to holders of the Note, and in case of insurance about to expire, to deliver renewal policies not less than ten (10) days prior to the respective date of expiration; then TRUSTEE or the holders of the Note may, but need not, make any payment or perform any act hereinbefore set forth in any form and manner deemed expedient, and may, but need not, make

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full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other money advanced by TRUSTEE or the holders of the Note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to TRUSTEE as established by its current fee schedule for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate per annum of ten (10%) percent. Inaction of TRUSTEE or holders of the Note shall never be considered as waiver of any right accruing to them on account of any of the provisions of this paragraph.

2. The TRUSTEE or the holders of the Note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof

3. At the option of the holders of the Note and without notice to First Party, its successors or assigns, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Note or in this Trust Deed to the contrary, become due and payable (a) in the case of default in making payment of any installment of principal or interest on the Note after ten (10) days after written notice, or (b) in the event of the failure of First Party, or her successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue after ten (10) days written notice, said option to be exercised at any time after the expiration of said ten (10) day period

4. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the Note or TRUSTEE shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of TRUSTEE or holders of the Note for attorneys' fees, TRUSTEE'S fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts to title, title searches and examination, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as TRUSTEE or holders of the Note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree, the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate per annum of ten (10%) percent, when paid or incurred by TRUSTEE or holders of the Note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclosure whether or not actually commenced; or (c) preparation for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

5. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; Second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the Note, with interest thereon as herein provided; Third, all principal and interest remaining unpaid on

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the Note; Fourth, an overplus to First Party, her legal representatives or assigns, as their rights may appear.

6. Upon, or at any time after the filing of a bill to foreclose this Trust Deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the TRUSTEE hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suits and, in case of sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when First Party their successors or assigns, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) the indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

7. TRUSTEE or the holders of the Note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

8. TRUSTEE has no duty to examine the title, location, existence, or condition of the premises, nor shall TRUSTEE be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of TRUSTEE, and it may require indemnities satisfactory to it before exercising any power herein given.


9. TRUSTEE shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid; and TRUSTEE may execute and deliver a release hereof to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to TRUSTEE the Note representing that all indebtedness hereby secured has been paid, which representation TRUSTEE may accept as true without inquiry. Where a release requested of a successor trustee, such successor trustee may accept as the genuine Note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the Note and which purports to be executed on behalf of First Party; and where the release is requested of the original TRUSTEE and it has never executed a certificate on any instrument identifying same as the Note herein described any Note which may be presented and which conforms in substance with the description herein contained of the Note and which purports to be executed on behalf of First Party.

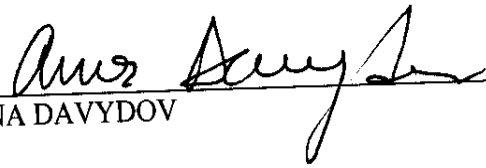
10. TRUSTEE may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of TRUSTEE, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given TRUSTEE, and any trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

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THIS TRUST DEED is executed by IGOR DAVYDOV and ANNA DAVYDOV and hereby warrants that it possesses full power and authority to execute this instrument, and that so far as First Party and its successors and the legal holder or holders of said Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and said Note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, IGOR DAVYDOV and ANNA DAVYDOV, has caused these presents to be signed by them the day and year first above written.

  
\_\_\_\_\_  
IGOR DAVYDOV

  
\_\_\_\_\_  
ANNA DAVYDOV

STATE OF ILLINOIS        )  
                                  )  
COUNTY OF COOK        )

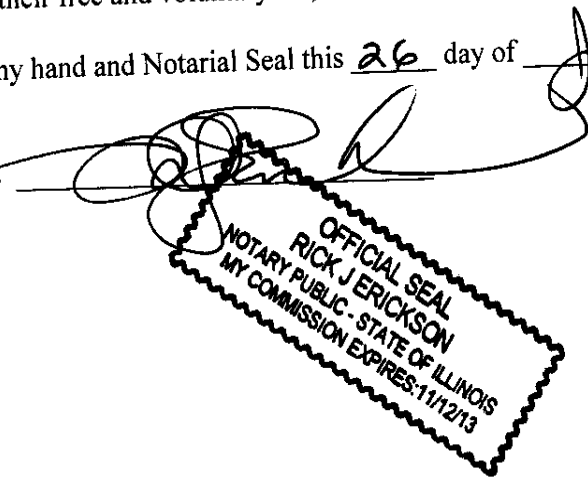
SS

I, Rick J Erickson a Notary Public in and for the residing in said County,

in the state aforesaid, DO HEREBY CERTIFY THAT IGOR DAVYDOV and ANNA DAVYDOV who personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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.

Given under my hand and Notarial Seal this 26 day of January 2011.

Notary Public



Notary Seal

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## LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

Property Address: 1638 Saratoga, Lane, Glenview, Illinois 60026

Permanent Index Number: 04-28-406-042-0000

Parcel 1: Lot 128 in Glenbase Subdivision - Unit 2 Resubdivision No. 2, being a Resubdivision of Lots "S", "U", "V", and "W" in Glenbase Subdivision - Unit 2 Resubdivision 1, being a Subdivision of parts of Sections 27 and 28, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as Document Number 0402618064, in Cook County, Illinois.

Parcel 2: Non-Exclusive easements for the benefit of Parcel 1 for ingress, egress, use and enjoyment over and upon the common property as defined, described and declared in Declaration of Covenants, Conditions, Easements, and Restrictions for Southgate on the Glen single family homes recorded as Document Number 00216851.