



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made January 20 1986, between DENNIS LANDEEN, a married person,

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Sixty Five Thousand Dollars (\$65,000.00)

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER FRANK V. LANDEEN Family Trust with Dennis Landeen Trustee

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from February 1, 1986 on the balance of principal remaining from time to time unpaid at the rate of 10 percent per annum in instalments (including principal and interest) as follows:

ONE THOUSAND and EIGHTY (\$1,080) Dollars or more on the 1st day of Feb. 1986 and ONE THOUSAND and EIGHTY (\$1,080) Dollars or more on the 1st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of January, 1993. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 10 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of FRANK V. LANDEEN Family Trust in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and in performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

- See Five Legals Attached
- Parcel A: 1351 N. Harding, Chicago, Illinois
- Parcel B: 1618 Cicero, Chicago, Illinois
- Parcel C: 2424 N. Cicero, Chicago, Illinois
- Parcel D: 1648-52 Cicero, Chicago, Illinois
- Parcel E: 4501 Grand Ave., Chicago, Illinois

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This document prepared by A. Donald Baumgartner, 4815 W. Fullerton, Chicago, Illinois

which, with the property hereinafter described, is referred to herein as the "premises." 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 Mortgagors 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, mator 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 the mortgagors 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, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written. DENNIS LANDEEN [SEAL]

STATE OF ILLINOIS, I, A. Donald Baumgartner, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT DENNIS LANDEEN

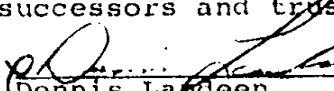
who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of Feb 1986 [Signature] Notary Public

RIDER TO TRUST DEED

This Rider is made part of a certain Trust Deed dated January 20, 1986 between DENNIS LANDEEN as Mortgagor and CHICAGO TITLE & TRUST as Trustee under said Trust Deed with the FRANK V. LANDEEN FAMILY TRUST as holder of the Note thereof.

1. This Trust Deed is being executed pursuant to an order of sale entered in the Circuit Court of Cook County, County Department, Probate Division, In Re the Estate of: Frank V. Landeen, 85 P 9989, Docket 921, Page 171 entered on May 13, 1986. Said Trust Deed provides for the sale of certain assets in said estate to Dennis Landeen. Dennis Landeen is also acting as Trustee under a certain Family Trust known as the Frank V. Landeen Trust which trust was incorporated in the last will and testament of Frank V. Landeen dated July 29, 1985. That Carmell Landeen is the primary beneficiary under said trust and that she has consented to the sale of said property which is the subject of this Trust Deed.
2. That Dennis Landeen agrees to be liable for all the outstanding mortgages, contract sales and other obligations for said parcels which are the subject of this Trust Deed and shall indemnify the Frank V. Landeen Family Trust and all the beneficiaries thereunder for any and all losses.
3. That the holder of the note herein shall be authorized to issue partial releases under this Trust Deed prior to the last payment under this Trust Deed provided that the remaining parcels subject to this Trust Deed shall have adequate security to secure the outstanding indebtedness owed on the balance of this Trust Deed and note. The phrase "adequate security" shall mean that after the release of any parcel or parcels, the remaining parcels subject to this Trust Deed shall have a value greater than the outstanding debt under this Trust Deed and the other obligations against said parcels including first mortgages and contract sales.
4. Dennis Landeen shall have the right to sell any parcel or parcels of said other properties subject to this Trust Deed provided that Dennis Landeen shall personally remain liable under this Trust Deed. Also, Dennis Landeen shall have the right to sell any parcel or parcels subject to this Trust Deed on Articles of Agreement for Warranty Deed or contract basis without the consent of the holder of the note herein.
5. That Dennis Landeen shall make all payments under this Trust Deed to the Frank V. Landeen Family Trust with Dennis Landeen as Trustee or to the successors and trustees.


Dennis Landeen

This document prepared by A. Donald Baumgartner, Baumgartner & Goldstein, 4815 W. Fullerton, Chicago, Illinois 60639.

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PARCEL A

Lots 5,6 and 7 in Block 3 in Hosmer and Mackey's Subdivision of Blocks 1 to 6 inclusive and Lots 12 to 16 inclusive in Subdivision of the West 1/2 of the North West 1/4 of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

TAX ID #

Property Address: 1351 N. Harding, Chgo., Ill 60639

16-02-116-007 *Lot 5*

16-02-116-010 *Lots 6 & 7*

DEPT-01 RECORDING \$17.25
T#2222 TR#N 0365 08/21/86 12:44:00
#6178 + B * - 86-388371
COOK COUNTY RECORDER

86 388371

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Property of Cook County Clerk's Office

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PARCEL B

Lots 29,30,31,32, and 33 in Block 6 of Robertson's Subdivision (except that part of said Lot 31 thru 33, both inclusive, taken for the widening of Cicero Avenue, per document no. 23957794, recorded June 7, 1977), of that part of the Southeast 1/4 of Section 33, Township 40 North, Range 13 East of the Third Principal Meridian lying East of the West 26.60 chains and South of Grand Avenue in Cook County, Illinois.

TAX ID #

PROPERTY ADDRESS: 4811 W CONCORD PLACE, CHICAGO, ILL.

Property of Cook County Clerk's Office

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PARCEL C

Lots 1 and 2 and the North 1.42 feet of lot 3 in block 16 in Edward F. Kennedy's Resubdivision of the East 1/2 of the South East 1/4 of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

TAX ID #

13-28-431-033

PROPERTY ADDRESS: 2424 N. Cicero Ave., Chicago, Illinois

Property of Cook County Clerk's Office

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PARCEL D

LOTS 1 AND 2 IN HOME SWEET HOME SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 26 BOTH INCLUSIVE, THE EAST 16 FEET OF LOT 28, ALL OF LOTS 29 TO 50 AND 55 TO 66 INCLUSIVE IN BLOCK 5 IN JAMES D. ROBERTSON'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF GRAND AVENUE AND EAST OF THE WEST 26.60 CHAINS THEREOF IN COOK COUNTY, ILLINOIS.

TAX ID #

13-33-420-024, Lot 1, 13-33-420-025, Lot 2

PROPERTY ADDRESS: 1648-60 N. Cicero, Chicago, Ill.

Property of Cook County Clerk's Office

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PARCEL E

LOT 'A' IN THE CONSOLIDATION OF LOTS 9 AND 10 IN BLOCK 2 IN
CALLAND'S NORTH AVENUE AND GRAND AVENUE SUBDIVISION OF ALL THAT
PART OF BLOCKS 2 AND 3 IN HAMILTON'S SUBDIVISION OF THE SOUTH
60 ACRES OF THE EAST 1/2 OF THE SOUTH WEST 1/4 LYING WEST OF THE
EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4
OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN

TAX ID # . . . 13-34-318-005 *et al*

PROPERTY ADDRESS: 4501 W. GRAND, CHICAGO, ILL

Property of Cook County Clerk's Office

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