

UNOFFICIAL COPY

This Indenture Witnesseth, that the grantor 32795 88129795
Capitol Bank & Trust 4801 West Fullerton Ave. Chgo, Ill 60639

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of Ten Thousand Two Hundred Fifteen and 12/100's Dollars
in hand paid, CONVEY and WARRANT to Eugene Stanislawski & Lucie Stanislawski
2350 N. Sayre, Chgo, Ill 60635 of the County
of city of Chicago and State of Illinois the following described real estate, to-wit:

SEE ATTACHED

DEPT-01 113.00
TR4444 TRAN 1442 03/30/88 07:41:00
#8458 # D * -88-129795
COOK COUNTY RECORDER

situated in the _____ of _____ County of _____ and State of _____
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of _____
and all right to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein contained;
in trust nevertheless, for the following purposes:

Whereas, The said CAPITOL BANK & TRUST, 4801 West Fullerton Ave. Chgo, Ill Grantor
herein lastly indebted upon Chgo, Ill Promissory Note, bearing even date herewith, payable to the order of _____
2350 N. Sayre, Chgo, Ill
NOTARY PUBLIC STATE OF ILLINOIS

Now, if default be made in the payment of the said Their Promissory Note, or of any part thereof, or the interest thereon,
or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or assess-
ments on said premises, or of a breach of any of the covenants or agreements herein contained, then in such cases the whole of said principal
sum and interest, secured by the said Their Promissory Note, shall thereupon, at the option of the legal holder or holders
thereof, become immediately due and payable; and on the application of the legal holder of said Promissory Note, or either of them, it shall
be lawful for the said grantee, or his successor in trust, to either into and upon and take possession of the premises hereby granted, or any part
thereof, and to collect and receive all rents, issues and profits thereof; and, in his own name or otherwise, to file a bill or bills in any court
having jurisdiction thereof against the said party of the first part, Their heirs, executors, administrators and assigns, to obtain a
decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified, by said party of the second part,
as such trustee or as special commissioners, or otherwise, under order of court, and out of the proceeds of any such sale to pay the costs of
advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part, or person who may be appointed
to execute this trust, and Reasonable Dollars attorney's and solicitor's fees, and also all other expenses of
this trust, including all moneys advanced for insurance, taxes and other liens or assessments, with interest thereon at seven per cent per annum,
then to pay the principal of said note, whether due and payable by the terms thereof or the option of the legal holder thereof, and all interest
due thereon, rendering the overplus, if any, unto the said party of the first part, Their legal representatives or assigns, on
reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money.

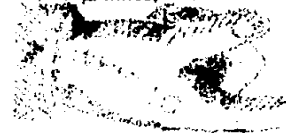
And it is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to foreclose this
Trust Deed, such court may at once upon application therefor, appoint _____ or any
suitable person, receiver, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same
toward the payment of the expenses and costs in such proceeding, and any remainder upon said indebtedness; and that said Receiver shall have
the full power of receivers, and such other power in the premises as to said Court shall seem proper.

And Said first party hereby agree, that he will, in due season, pay all taxes and assessments on said premises, and will keep all
buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and for
an amount not exceeding the amount of said indebtedness, as said second party, or the holder of said note, may from time to time direct,
and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness aforesaid.
And in case of the refusal or neglect of said party of the first part thus to insure, or assign the policies of insurance, or to pay taxes as aforesaid,
said party of the second part or his successor in trust, or the holder of said note, may procure such insurance, or pay such taxes; and all
moneys thus paid, with interest thereon at seven per cent per annum, shall be and become so much additional indebtedness, secured to be paid
by this Trust Deed.

When The said note and all expenses accruing under this Trust Deed shall be fully paid, to said grantee or his successor or legal
representatives shall re-convey all of said premises remaining unsold to the said grantor or _____ heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said _____ County, or other inability
to act of said grantee _____ then _____

_____ is hereby appointed and made successor in trust herein, with like power and authority, as is hereby
vested in said grantee. It is agreed that said grantor shall pay all costs and attorney's fees incurred or paid by said grantee or the holder
or holders of said note in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this Trust Deed, or a
holder of said note, and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises
and taken out of the proceeds of any sale thereof.

Witness, The hand and seal of the said grantor, this _____ day of _____ A.D.



X Eugene Stanislawski
X Lucie Stanislawski

13.00

-88-129795

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State of Illinois } ss.

County of Cook

J. Richard L. Tibbles a Notary

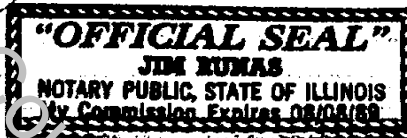
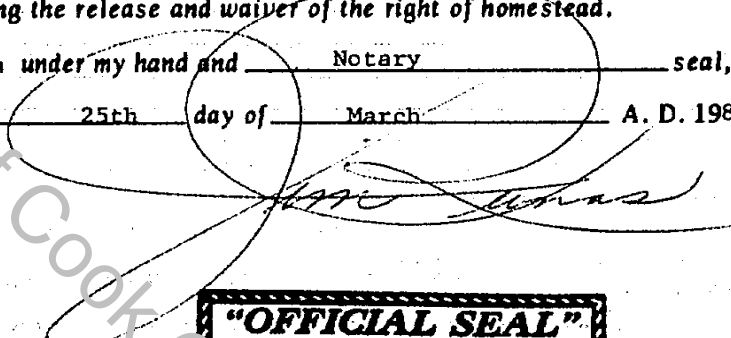
_____ in and for said County, in the State aforesaid, Do Herby Certify, That _____

Eugene Stanislawski & Lucie Stanislawski, his wife

personally known to me to be the same person s whose name's _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that The y 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 the right of homestead.

Given under my hand and _____ Notary seal, this

25th day of March A. D. 1988



TRUST DEED

STATUTORY FORM
With Clause for Receiver and Insurance

EUGENE STANISLAWSKI &

Lucie Stanislawski
2350 N. Sayre Unit #1
Chicago, Ill 60635

TO

Capitol Bank & Trust
4801 W. Fullerton Ave.
Chicago, Illinois 60639

Mail to:

CAPITOL BANK AND TRUST
4801 W. FULLERTON AVENUE
CHICAGO, ILLINOIS 60639

Prepared By:

Rosemary L. Piekarski



85129795

Property of Cook County Clerk's Office

R I D E R

LEGAL DESCRIPTION

UNIT I SAYRE GARDENS CONDOMINIUM

UNIT I together with its undivided percentage interest in the common elements in SAYRE GARDEN CONDOMINIUM, as delineated and defined in the Declaration recorded as Document Number 87-278514, in:

lots 10, 11 and the North 22 1/2 Feet of Lot 14 in Block 4 in Monte Carlo, being a Sub-division of the North 1/3 of the Northwest 1/4 of Section 31 and part of the Southwest 1/4 of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the right and easements set forth in said Declaration for the benefit of the remaining land described therein.

Grantor also hereby grants and assigns to the Grantee, its successors and assigns, parking space No. P-11 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated herein.

PERMANENT INDEX NUMBER:

- 13-31-102-013
- 13-31-102-014
- 13-31-102-015

Address of Property:

2350 N. Sayre
Chicago, Illinois 60635

REC'D
Clerk's Office

88129795

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Property of Cook County Clerk's Office

1991

RECEIVED

CLERK OF COURT

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1991 APR 11 AM 10:00
CLERK OF COURT
COURT HOUSE
111 N. WASHINGTON ST.
CHICAGO, IL 60602