

TRUST DEED AND NOTE

NO. 28044

89160701

REG. E. COLE & CO CHICAGO
LEGAL BLANK

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of Chicago, Cook County of Cook, Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to Archer National Bank of Chicago, Cook County of Cook, Illinois, the following described Real Estate, with all improvements thereon, situated in the County of Cook, Illinois, to wit: Lot 25 in the Subdivision of Block 6 (except the North 2 3/4 acres thereof) in Stewart's Subdivision of the South West 1/4 of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

heroby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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 liens. In the event of failure of Grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall with ... % interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for, collect and receive for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to wit: \$7299.00 April 1, 1989.

On demand after date for value received I (we) promise to pay to the order of Archer National Bank, the sum of Seven thousand two hundred ninety nine and no/100-- Dollars at the office of the local holder of this instrument with interest at 8 per cent, per annum after date hereof until paid.

IN THE EVENT of the death, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then Archer National Bank of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse to act, the person who shall then be the acting Treasurer of Cook County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and obligations are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

Witness our hands and seals this 1st day of April, A. D. 1989.

Signed and Sealed in the Presence of
Mary A. Merklein
Cheryl A. Merklein

89160701

Trust Deed and Note

RECORDED IN COOK COUNTY RECORDS

TO 102091-68-A 3-19-89

66:21:41 68/21/40 555541

00-213 19-1-89

THE ARCHER NATIONAL BANK OF CHICAGO
4970 SOUTH ARCHER AVENUE
CHICAGO, ILLINOIS 60632

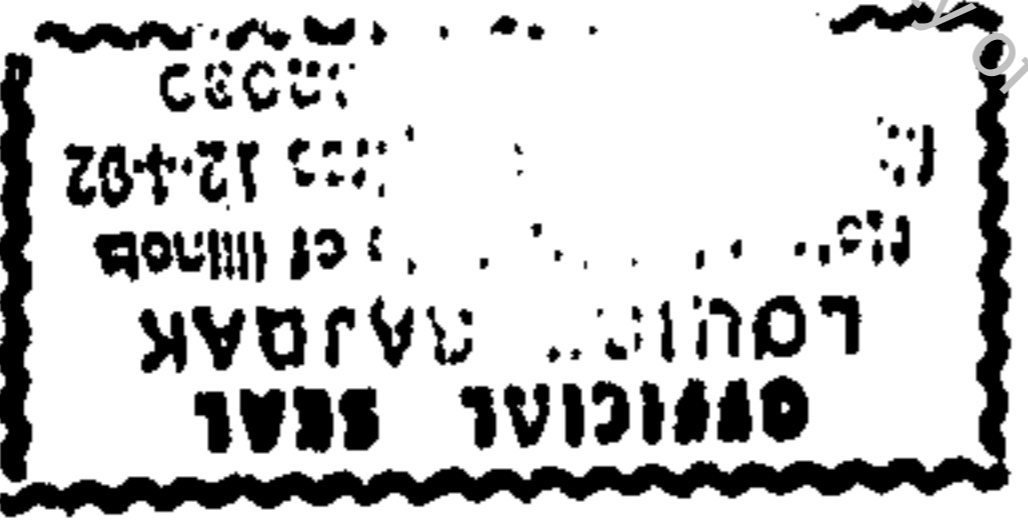


10209168

LOUISE F. SAJDAK

10209168

12/2/89



Document prepared by:
Karen Calazzo
4970 South Archer
Chicago, Illinois 60632

STATE OF ILLINOIS
Cook County, Illinois

Louise F. Sajdak, in and for, and residing in said County, in the State aforesaid, do hereby certify that Mark L. Merkstein and Cheryl A. Merkstein, his wife are personally known to me to be the same person as those named in the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of reinstatement. Given under my hand and Notarial Seal this 1st day of April A. D. 1989

Louise Sajdak
Notary Public

My Commission expires 12-4-92

Property of Cook County Clerk's Office