

UNOFFICIAL COPY

30113746

This Indenture Witnesseth, That the grantor Kiki Petridis, A Single
Women

of the Village of Arlington Heights in the County of Cook and State of Illinois
for and in consideration of the sum of Fifteen Thousand and 00/100 Dollars
in hand paid, CONVEY and WARRANT to CAPITOL BANK AND TRUST,
4801 West Fullerton Avenue of the City of Chicago County
of Cook and State of Illinois the following described real estate, to-wit:

Lot 222 in Northgate - Unit 2, being a Subdivision in the Southeast 1/4 of
Section 8, Township 42 North, Range 11, East of the Third Principal Meridian,
in Cook County, Illinois.

Property Address: 2731 North Dryden, Arlington Heights, Illinois
PIN #03-08-409-009

RECORDED

94-238-1-026-A # 22449
09 RC OF 06/11/90 11:56 AM

30113746

situated in the Village of Arlington Heights County of Cook and State of Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois
and all right to retain possession of said premises for 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 Kiki Petridis, A Single Women Grantor
is Grantor
herein is Grantor of the premises herein described in a Promissory Note, bearing even date herewith, payable to the order of
CAPITOL BANK AND TRUST, 4801 W. Fullerton Avenue, Chicago, Illinois.

Sixty (60) payments of 343.70 per month commencing April 1, 1990
and every month thereafter until maturity.

Note, if default be made in the payment of the said her 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 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 each case the whole of said principal
sum and interest, secured by the said her 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 grantor, or his executors or trustees, or assigns, to enter into and upon and take possession of the premises hereby granted, in 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 in any court
having jurisdiction thereof against the said party of the first part, her here, executor, administrator 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,
or each trustee or assignee, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the whole of
advertising, sale and conveyance, including the reasonable fee and commissions of said party of the second part, or person who may be appointed
to execute this trust, and her here, attorney's and collector'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, her 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 enforce this
Trust Deed, such court may at once upon application thereof, appoint CAPITOL BANK AND TRUST 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 receiver, and such other power in the premises as to said court shall seem proper.

And said first party hereby agrees, 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 to pay taxes or assessments, or to pay such taxes, and all
said party of the second part or his successor in trust, or the holder of said note, may give use 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, the said grantor or his executor or legal
representatives shall re-convey all of said premises remaining unencumbered to the said grantor or her heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability
of said Cook County is hereby appointed and made executor in trust herein, with like power and authority, as is hereby
vested in said grantor. he shall pay all costs and attorney's fees incurred or paid by said grantor 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 relating to 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 23rd day of FEBRUARY A.D. 90



13.00

Kiki Petridis (REAL)
Kiki Petridis (REAL)

THIS DOCUMENT WAS PREPARED BY: MARGE CAMPANELLA, 4801 W. Fullerton Avenue, Chicago, Illinois 60639

9143106

UNOFFICIAL COPY

State of Illinois } ss.

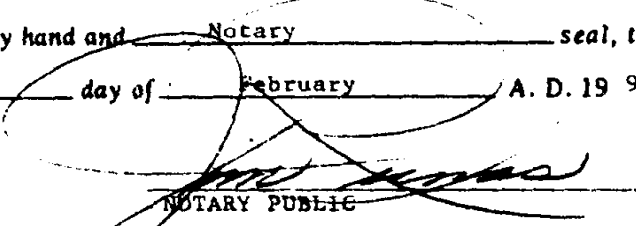
County of Cook }

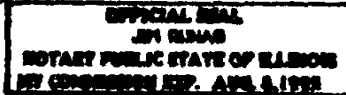
3, Jim Runas, A Notary

_____ in and for said County, in the
State aforesaid, Do Hereby Certify, That Kiki Petridis

_____ 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 she signed, sealed and delivered the said instrument
as her 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
23rd day of February A. D. 19 90


NOTARY PUBLIC



Property of Cook County Clerk's Office

30113746

TRUST DEED

STATUTORY FORM

With Clause for Receiver and Insurance

Kiki Petridis

2731 N. Dryden

Arlington Heights, Illinois
TO

CAPITOL BANK AND TRUST

4801 W. Fullerton Avenue
Chicago, Illinois 60639

MAIL TO:

CAPITOL BANK AND TRUST
4801 W. Fullerton Avenue
Chicago, Illinois 60639

Attention: Installment Loan Dept.

