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TRUST DEED

THIS INDENTURE, made April 17, 1990, between American Financial Group, 2250 East Devon Avenue, Des Plaines Illinois, herein referred to as "Mortgagor" and Andre Gabor herein referred to as "Trustee":

W I T N E S S E T H :

That, whereas Mortgagor is justly indebted to the legal holder of a secured promissory note ("note") of even date herewith, executed by Mortgagor, made payable to Trustee and delivered, in and by which note Mortgagor promises to pay the principal sum of Fifteen Thousand Dollars (\$15,000.00) and a return on investment on the balance of the principal remaining unpaid at the rate of 25%, such principal sum and return on investment to be payable upon the closing of the sale the last lot of the Property when the proceeds are available for disbursement or February 28, 1991, whichever is the first to occur.

Payments are to be made at such place as the legal holder of the note may, from time to time, in writing designate, the note further provides that at the election of the legal holder thereof, after default, and with 30 days written notice to the Mortgagor, may sell all or any part of the Property at private or public sale.

NOW THEREFORE, to secure the payment of the said principal sum of money and return on investment in accordance with the terms, provisions and limitations of the above-mentioned note and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, Mortgagor by these presents Conveys and Warrants unto the Trustee, its, his or her successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in Arlington Heights, County of Cook and State of Illinois, to wit:

See attached legal description

which is referred to herein as the "Property."

Permanent Real Estate Index Number(s): See attached legal description.

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Address(es) of Real Estate: See attached legal description

TO HAVE AND TO HOLD the premises unto the said Trustee, its, his or her 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 Law of the State of Illinois, which said rights and benefits Mortgagor does hereby expressly release and waive.

The name of the record owner is: McDonald Creek Development Company, an Illinois Corporation.

Witness the hands and seals of the Mortgagor the day and year first written above.

American Financial Group

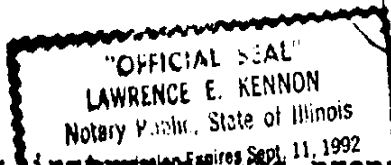
By: Allen Mayes (SEAL)
Allen Mayes, President

State of Illinois)
) ss
County of Cook)

. DEPT-01 RECORDING \$14.25
. T49999 TRAN 1578 07/20/90 13:40:00
. 48430 : G *-90-350264
. COOK COUNTY RECORDER

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Allen Mayes, the President of American Financial Group, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appear 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of April, 1990.



Lawrence E. Kennon
Notary Public

This instrument was prepared by Jones, Ware & Grenard, 180 North LaSalle Street, Suite 800, Chicago, IL 60601

Mail this instrument to: EDWARD G. LEVINSON
11 S. La Salle St Ste 1320
Chicago, IL 60603



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PROPERTY ONE:

That part of the Southeast quarter of the Southwest quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 8, thence North along the West line of said Southeast quarter of the Southwest quarter a distance of 785.32 feet to a point of beginning; thence East parallel with the South line of said Section 878.62 feet more or less to a point in the Northerly extension of the East line of lot 4 in Arlington Vista, a Subdivision of the South 38 rods of the East half of the Southwest quarter and the South 38 rods of the West half of the Southeast quarter of said Section 8, thence North along said line 265.68

feet, thence West parallel with the South line of said Section 878.33 feet more or less to the West line of said South line of said South East 1/4 of the South West 1/4; then South along said line 265.68 feet to the point of beginning in Cook County, Illinois.

PROPERTY TWO:

That part of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian described as follows:

Commencing at the Southwest corner of Southeast 1/4 of the Southwest 1/4 of Section 8; thence North along the West line of said Southeast 1/4 of Southwest 1/4 at a distance of 685.22 feet to a point of beginning; thence East parallel with the South line of said Section 878.74 feet more or less to a point in the Northerly extension of the East line of Lot 4 in Arlington Vista, a Subdivision of the South 38 rods of the East 1/2 of the Southwest 1/4 and the South 38 rods of the West 1/2 of the Southeast 1/4 of said Section 8; then North along said line 180.8 feet; thence West parallel with the South line of said Section 878.63 feet more or less to the West 180.8 feet to the point of beginning (excepting there from the West 180.8 feet thereof, as measured along the North and South line thereof) in Cook County, Illinois.

- i. Permanent index number: For Property One: 03-08-303-033, 034. For Property Two: 03-08-303-035.

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