

TRUST DEED UNOFFICIAL COPY

91559055

This instrument was prepared by

TALAN & KTSANES  
175 W. JACKSON, A-1220  
CHICAGO, IL 60604

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made OCTOBER 22, 1991, between THOMAS M. SAKIEWICZ AND LAURA SAKIEWICZ, H&W, IN JOINT TENANCY and LINDA H. KTSANES

herein referred to as "Mortgagors," and COOK County, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note therein called "Note" hereinafter described, said legal holder or holders being herein referred to as Holders of the Note evidenced by one certain Promissory Note of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Note the Mortgagors promise to pay an Amount hereof of FIVE THOUSAND NINE HUNDRED SIXTY SEVEN DOLLARS & THIRTY TWO CENTS (5967.32) Dollars with interest therein, payable in installments as follows: ONE HUNDRED FORTY ONE DOLLARS & EIGHTEEN CENTS (141.18) Dollars or more on the 4TH day of DECEMBER, 1991, and ONE HUNDRED FORTY ONE DOLLARS & EIGHTEEN CENTS (141.18) Dollars or more on the same day of each month thereafter, except a final payment of 141.18 Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 4TH day of NOVEMBER, 1996

NOW, THEREFORE, the Mortgagors, to secure the payment of the said sum of money in accordance with the terms, provisions and limitations of this trust deed, and the 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:

UNIT 59 IN BREMENTOWNE ESTATES CONDOMINIUM NUMBER 4 IN LOT 4, IN BREMENTOWNE ESTATES NUMBER 7, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON SURVEY OF LOT 4 WHICH SURVEY IS ATTACHED AS "EXHIBIT A-1" TO THE DECLARATION MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST NUMBER 8-2910 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21661327 DATED OCTOBER 8, 1971, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID LOT 4 AFORESAID (EXCEPTING FROM SAID LOT 4 ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

TAX ID NO: 27-24-101-020-1004

91559055

DEPT-01 RECORDINGS \$13.00  
T#1111 TRAN 7058 10/25/91 09:18:00  
#2648 : A \*-91-559055  
COOK COUNTY RECORDER

91559055

which, with the property hereinafter described, is referred to herein as the "premises."  
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto (including, 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 thereon 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, 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 MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE NOTE THAT THIS TRUST DEED SECURES.

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.

Thomas M. Sakiewicz [SEAL] Laura Sakiewicz [SEAL]  
THOMAS M. SAKIEWICZ [SEAL] LAURA SAKIEWICZ [SEAL]

STATE OF ILLINOIS, }  
County COOK } SS. I, ROBERT B. TALAN  
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT THOMAS M. SAKIEWICZ AND LAURA SAKIEWICZ, H&W who personally known to me to be the same person S whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said Instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of OCTOBER, 1991  
Robert B. Talan Notary Public

Notarial Seal

300/E

Trust Bank del

159th St

# UNOFFICIAL COPY

TALAN AND KISANES  
ATTORNEYS AT LAW  
1220 W. JACKSON, A-1220  
CHICAGO, ILLINOIS 60606

MAIL TO:



1. The Trustee shall have the right to sell, lease, convey, or otherwise dispose of the property of the trust in its discretion, without the necessity of a court order, and without being bound to obtain the approval of the beneficiaries or the court. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

2. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

3. The Trustee shall have the right to appoint one or more co-trustees, and to remove any co-trustee at any time. The Trustee shall have the right to delegate its powers and duties to one or more agents, and to revoke such delegation at any time.

4. The Trustee shall have the right to pay or discharge any debt or liability of the trust, and to execute any instrument necessary to carry out its duties under the trust agreement. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

5. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

6. The Trustee shall have the right to appoint one or more co-trustees, and to remove any co-trustee at any time. The Trustee shall have the right to delegate its powers and duties to one or more agents, and to revoke such delegation at any time.

7. The Trustee shall have the right to pay or discharge any debt or liability of the trust, and to execute any instrument necessary to carry out its duties under the trust agreement. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

8. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

9. The Trustee shall have the right to appoint one or more co-trustees, and to remove any co-trustee at any time. The Trustee shall have the right to delegate its powers and duties to one or more agents, and to revoke such delegation at any time.

10. The Trustee shall have the right to pay or discharge any debt or liability of the trust, and to execute any instrument necessary to carry out its duties under the trust agreement. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

11. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

12. The Trustee shall have the right to appoint one or more co-trustees, and to remove any co-trustee at any time. The Trustee shall have the right to delegate its powers and duties to one or more agents, and to revoke such delegation at any time.

13. The Trustee shall have the right to pay or discharge any debt or liability of the trust, and to execute any instrument necessary to carry out its duties under the trust agreement. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

14. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

15. The Trustee shall have the right to appoint one or more co-trustees, and to remove any co-trustee at any time. The Trustee shall have the right to delegate its powers and duties to one or more agents, and to revoke such delegation at any time.

16. The Trustee shall have the right to pay or discharge any debt or liability of the trust, and to execute any instrument necessary to carry out its duties under the trust agreement. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

17. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

18. The Trustee shall have the right to appoint one or more co-trustees, and to remove any co-trustee at any time. The Trustee shall have the right to delegate its powers and duties to one or more agents, and to revoke such delegation at any time.

19. The Trustee shall have the right to pay or discharge any debt or liability of the trust, and to execute any instrument necessary to carry out its duties under the trust agreement. The Trustee shall have the right to execute any instrument necessary to carry out its duties under the trust agreement, and to take any action that it deems to be in the best interests of the trust and its beneficiaries.

20. The Trustee shall have the right to sue or be sued, to defend itself, and to take any legal action that it deems to be in the best interests of the trust and its beneficiaries. The Trustee shall not be liable for any action taken in good faith and in the best interests of the trust, unless it is shown that the Trustee acted with gross negligence or willful and wanton disregard of its duties.

91559055