

UNOFFICIAL COPY

TRUST DEED

C-1295

C67549179 /2057

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made MAY 17 1991 between DAN KVISTAD, MARRIED TO CHRISTINA KVISTAD, AS TO PARCELS ONE AND TWO; DANIEL A. KVISTAD AND KRISTINA J. KVISTAD, HIS WIFE AS JOINT TENANTS AS TO PARCEL THREE

herein referred to as "Mortgagors," and SECURITY PACIFIC FINANCIAL SERVICES, INC. a DELAWARE corporation, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder being herein referred to as Holder of the Note, in the principal sum of 91052.62

NINETY-ONE THOUSAND, FIFTY-TWO AND 62/100 Dollars, evidenced by one certain Note of the Mortgagors of even date herewith, made payable to the Holder and delivered, which said Note provides for XX monthly instalments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 11/22/1991; or an initial balance stated above and a credit limit of \$ N/A under a Revolving Loan Agreement, and any extensions, renewals, modifications, or refinancings thereof.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest 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 MELROSE PARK, MAYWOOD, CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

PARCEL ONE:

THE SOUTH 1/2 OF LOT 7 AND ALL OF LOT 8 IN BLOCK 164 IN MAYWOOD SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DEPT-01 RECORDING \$13.29 COMMONLY KNOWN AS : 1415 S 4TH AVE, MAYWOOD, ILLINOIS T45555 TRAM 0784 05/22/91 11:55:00 TAX I.D. = 15-14-137-005 \$4795 ± E *-91-243176 COOK COUNTY RECORDER

PARCEL TWO:

LOT 71 IN HIGGS SUBDIVISION OF LOT 8 AND PART OF LOT 7 IN REE'S SUBDIVISION OF THE SOUTH WEST 1/2 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS : 4859 S. KRUGER, CHICAGO, ILLINOIS TAX I.D. = 13-10-309-031

PARCEL THREE: COMMONLY KNOWN AS 3054 ALTA, MELROSE PARK, ILLINOIS: TAX ID: 12-29-106-041 & 12-29-106-042

LOT 206 (EXCEPT THE WEST 223.0 FEET THEREOF) AND THE NORTH 1/2 OF LOT 207 (EXCEPT THE WEST 223.0 FEET THEREOF) IN FREDRICK H. BARTLETT'S GRAND FARMS UNIT "G", BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances, which are pledged primarily as to a party with said real estate and not for so long and during all such times as Mortgagors may be entitled thereto, which are pledged primarily as to a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein, 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 set forth 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.

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, seal and seal of Mortgagors the day and year first above written.

Signatures of Dan Kvistad, Christina Kvistad, Daniel A. Kvistad, and Kristina J. Kvistad with seals.

This Trust Deed was prepared by S. WEISS 1910 HIGHLAND LOMBARD, ILLINOIS 60148

STATE OF ILLINOIS

CATHERINE M. REISENAUER

County of DUAPGE

Notary Public in and for the State of Illinois, do hereby certify that DAN KVISTAD, MARRIED TO CHRISTINA KVISTAD, AS TO PARCELS ONE AND TWO; DANIEL A. KVISTAD AND KRISTINA J. KVISTAD, HIS WIFE AS JOINT TENANTS AS TO PARCEL THREE.

who ARE personally known to me to be the same person whose name 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.

OFFICIAL SEAL CATHERINE M. REISENAUER Notary Public, State of Illinois My Commission Expires 9/15/93

Signature of Catherine M. Reisenaue, Notary Public

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CONSUMERS TITLE COMPANY 221 N. LA SALLE SUITE 2404 CHICAGO, IL 60601

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