

TRUST DEED

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This instrument was prepared by

32399-126

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

AUG 7 1991

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made AUGUST 5, 19 91, between JAMES C. PERINO, MARRIED TO RENEE MICHELE PERINO aka Renee Perino

herein referred to as "Mortgagors," and LINDA H. KTSANES of 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 Financed of TEN THOUSAND THREE HUNDRED DOLLARS AND FIVE CENTS (\$10300.05) Dollars with interest thereon, payable in installments as follows:

TWO HUNDRED FIFTY EIGHT DOLLARS AND SEVENTY SIX CENTS (\$258.76) Dollars or more on the 9th day of SEPTEMBER, 19 91, and TWO HUNDRED FIFTY EIGHT DOLLARS & SEVENTY SIX CENTS Dollars or more on the same day of each month thereafter, except a final payment of \$258.76 Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 9th day of AUGUST, 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:

LOT 556 IN THE 8TH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 32-03-331-018

DEPT-01 RECORDING \$13.29  
T#2222 TRAN 5457 08/07/91 12:02:00  
#2579 # B \* - 91-399426  
COOK COUNTY RECORDER

32582038  
TRW REAL ESTATE  
LOAN SERVICES  
SUITE #1015  
100 N. LaSALLE  
CHICAGO, IL 60602

91399426

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, 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 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 purpose, 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.

JAMES C. PERINO [SEAL] RENEE MICHELE PERINO [SEAL]  
*James C. Perino* [SEAL] *Renee Perino* [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 JAMES C. PERINO, MARRIED TO RENEE MICHELE PERINO aka Renee Perino 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 5th day AUGUST, 19 91  
*Robert B. Talan* Notary Public

Notarial Seal

UNOFFICIAL COPY

AVOC FINANCIAL SERVICES  
18405 S. HALSTED  
P.O. BOX 132

FOR RECORD R.S. INDIAN REPORTS  
15181 RILEY AVENUE ABOVET  
DISCOUNT PROPERTY UNIT

MAIL TO

60425

17 00000000



1. Mortgages shall be properly repaid or repaid and holding of improvements now or hereafter on the premises which may become...  
 2. The holder of the note hereby secured making any payment hereon, authorized and authorized to make or cause to be made...  
 3. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 4. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 5. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 6. Mortgages shall be properly repaid or repaid and holding of improvements now or hereafter on the premises which may become...  
 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or trustee shall have...  
 8. The proceeds of any foreclosure sale of the premises may be distributed as follows: first, on account of all costs and expenses incident to the foreclosure provided in the preceding paragraph hereof; second, all other terms which are set forth in the terms hereof...  
 9. Upon the filing of a bill to foreclose, the court in which such bill is filed may appoint a receiver of said premises...  
 10. The action for the enforcement of the terms hereof shall be subject to the defense which would be good and...  
 11. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 12. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 13. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 14. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 15. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 16. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 17. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 18. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 19. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...  
 20. The holder of the note hereby secured shall be deemed to have agreed to the terms hereof and to the accuracy of such bill...

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THIS INSTRUMENT

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