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MAX 800

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of City of Berwyn, County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to PETAR KUZMANOVIC

93814346

City of Berwyn, County of Cook, of and State of Illinois, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois, to-wit:

DEPT-01 RECORDING \$23.50
T#0000 TRAN 4335 10/12/93 12:37:00
#2771 \$ *-93-814346
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

LOT FOURTY-FOUR (44) IN THE RESUBDIVISION OF BLOCKS (15) AND SIXTEEN (16) AND VACATED STREET AND ALLEYS BETWEEN SAID BLOCKS IN MORTON PARK IN THE NORTH EAST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-28-224-039

Address(es) of Real Estate: 5006 West 25th Place, Cicero, Illinois 60650

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall, with 9% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
\$ 13,000.00 August 20, 1993
DRAGAN KECMAN after date for value received I (we) promise to pay to the order of
PETAR KUZMANOVIC the sum of
THIRTEEN THOUSAND AND NO CENTS Dollars
at the office of the legal holder of this instrument with interest at 0 per cent per annum after date hereof until paid, payable at said office, as follows: entire balance due January 31, 1994 with no prepayment penalty

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court of record in any County or State in the United States to appear for us in such court, in term time or vacation, at any time after maturity hereof, and confess a judgment without process in favor of the holder of this instrument for such amount as may appear to be unpaid thereon, together with costs, and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that my (our) said attorney may do by virtue hereof.

IN THE EVENT of the trustee's death, inability, or removal from said Cook County, or of his resignation, refusal or failure to act, then _____ of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails or refuses to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

If any provision of this indenture shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this indenture.

Witness our hands and seals this 20th day of August, 19 93.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Dragan Kecman
DRAGAN KECMAN (SEAL)

2304
(SEAL)

This instrument was prepared by RICHARD A. KOCUREK, 3239 S. Grove Ave., Berwyn, IL 60402
(NAME AND ADDRESS)

8160381
COMMUNAL
YANTU/KUZMANOVIC
1836318
1780377

93814346

Box _____

Trust Deed and Note

TO

UNOFFICIAL COPY

MAIL TO: Peter Kuzmashov

P.O. Box 253

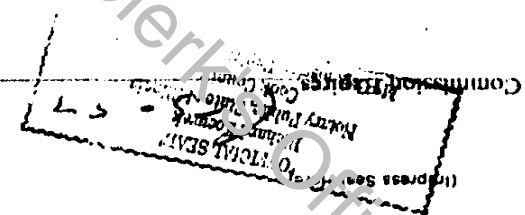
Beverly, IL 60402



GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

93814346



Given under my hand and official seal this _____ day of _____, 19____
waiver of the right of homestead.

instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and
appeared before me this day in person and acknowledged that he _____ signed, sealed and delivered the said
personally known to me to be the same person whose name _____ is subscribed to the foregoing instrument.

State aforesaid, DO HEREBY CERTIFY that _____
a Notary Public in and for said County, in the

STATE OF Illinois }
COUNTY OF Cook }
ss. _____

Peter Kuzmashov

PETER KUZMASHOV