



TRUST DEED

780292

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made MAY 31

19 94 between EDMUND KLETZ AND MARGARET KLETZ, HUSBAND AND WIFE, AS JOINT TENANTS

herein referred to as "Trustors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as "TRUSTEE," witnesseth:

THAT, WHEREAS Trustors are justly indebted to the legal holders of the Instalment Note (the "Note") made payable to THE ORDER OF BEARER and hereinafter described, said legal holder or holders being herein referred to as the "Holder of the Note"

in the Total of Payments of \$ or in the Principal or Actual Amount of Loan of \$ 34491.00 , together with interest on unpaid balances of the Actual (Principal) Amount of Loan at the Rate of Charge set forth in the Note.

It is the intention hereof to secure the payment of the total indebtedness of Trustors to the Holders of the Note, within the limits prescribed herein whether the entire amount shall have been advanced to Trustors at the date hereof or at a later date.

NOW, THEREFORE, Trustors 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 Trustors 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 Trustee, its successors and assigns, the following described real property and all of their right, title and interest therein, situate, lying and being in the CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS.

SEE EXHIBIT "A"

ATTACHED

DEPT-01 RECORDING 125.50
16686 TRAN 9973 06/03/94 11:23:00
4764 & LC # - 94 - 496227
COOK COUNTY RECORDER

PIN: 13-01-122-036-1004

COMMONLY KNOWN AS 6040 N. TROY UNIT 10
CHICAGO, ILLINOIS 60651

THIS INSTRUMENT PREPARED BY:

LAURIE MORTIMER,
512 W. LAKE ST., ADDISON, ILL. 60101

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which, with the property hereinafter described, is referred to herein as the "premises," 512 W. LAKE ST., ADDISON, ILL. 60101 TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto by long, and all rents, issues and profits thereof for so long and during all such times as Trustors 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, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said premises whether physically attached thereto or not; and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Trustors or their successors or assigns shall be considered as constituting part of the premises.

TO HAVE AND TO HOLD the premises unto Trustee, its successors and assigns, forever, for the purposes, and from 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 Trustors do hereby expressly release and waive.

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 trustors, their heirs, successors and assigns.

WITNESS the hand and seal of Trustors the day and year first above written.

Edmund Kletz [SEAL]
EDMUND KLETZ

Margaret Kletz [SEAL]
MARGARET KLETZ

STATE OF ILLINOIS,

I, DEBORAH LYNN GIBBON

COUNTY OF

SS, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDMUND KLETZ AND MARGARET KLETZ, HUSBAND AND WIFE, AS JOINT TENANTS

who ARE personally known to me to be the same person as S, whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as OF THEIR OWN free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31ST day of MAY 1994

Notarial Seal

Deborah Lynn Gibbon Notary Public

OFFICIAL SEAL
DEBORAH LYNN GIBBON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-18-97

[Handwritten Signature]

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Beneficial Illinois Inc.
512 West Lake Street
Addison, Illinois 60101
708 543-0757

EXHIBIT "A"

780292

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 104, IN 6040 TROY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 14 (EXCEPT THAT PART THEREOF, TAKEN FOR LINCOLN AVENUE) WHICH LIES EAST OF THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 TO 13 INCLUSIVE, AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 TO 13 AFORESAID, 105.51 FEET, MORE OR LESS, SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 13 (SAID POINT OF BEGINNING BEING THE NORTH FACE OF A CONCRETE DECK); THENCE EAST ON SAID NORTHFRIY FACE OF A CONCRETE DECK, 4.48 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID CONCRETE DECK; THENCE SOUTH ON THE EAST FACE OF SAID CONCRETE DECK TO THE SOUTHEAST CORNER OF SAID CONCRETE DECK; THENCE WEST ON THE SOUTH FACE OF SAID CONCRETE DECK, 3.83 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 TO 13 INCLUSIVE, ALL IN KRENN AND DATO'S LINCOLN KEDZIE ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24075201, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED SEPTEMBER 25, 1963 AND RECORDED OCTOBER 1, 1963, AS DOCUMENT 18928386 OVER AND UPON A STRIP OF LAND 20 FEET WIDE ACROSS THAT PART OF LOT 14 (EXCEPT THAT PART THEREOF TAKEN FOR LINCOLN AVENUE), WHICH LIES WEST OF AND ADJOINING THE EAST LINE (PRODUCED SOUTH), OF LOTS 1 THROUGH 13, BOTH INCLUSIVE, IN KRENN AND DATO'S LINCOLN KEDZIE ADDITION TO NORTH EDGEWATER AFORESAID, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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