

07262960

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INSTRUMENT WITNESSETH that GRZEGORZ BURDYN
STANISLAWA BURDYN and STEFAN BURDYN

(hereinafter called the Grantor), of
104 N. SEMINARY (No and Street) PARK RIDGE (City) ILLINOIS (State)

for and in consideration of the sum of
TEN AND NO/100 Dollars

in hand paid, CONVEY AND WARRANT to
CHRISTOPHER LITINSKI

of (No and Street) (City) (State)

as Trustee, and to his successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of COOK and State of Illinois, to-wit:

AS PER ATTACHED

DEPT-01 RECORDING *25.50
T#7777 TRAN 0547 04/16/97 11:41:00
#5288 # RH *-97-262960
COOK COUNTY RECORDER

DEPT-10 FENALTY \$22.00

Above Space For Recorder's Use Only

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 (P) 09-27-425-014
Address(es) of premises: 104 N. SEMINARY, PARK RIDGE, ILLINOIS 60085

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.
WHEREAS, The Grantor is justly indebted upon principal promissory note bearing even date herewith, payable

SIXTY THOUSAND DOLLARS (\$60,00.00) PAYABLE IN ONE LUMP SUM ON OR BEFORE
SEPTEMBER 1, 1997.

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25.50
270 P
4750
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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or to insure all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment of such taxes, assessments, or interest, at the rate of 18 per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements in whole or said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at 18 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree, shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: GRZEGORZ BURDYN, STANISLAWA BURDYN, STEFAN BURDYN

IN THE EVENT of the death or removal from said COOK County of the grantee, or of his resignation, refusal or failure to act, then

of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor fail or refuse 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 of the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 10 day of APRIL, 1997.

Please print or type name(s) below signature(s)

x Stefan Burdyn (SEAL)
Stanislaw Burdyn
Grzegorz Burdyn (SEAL)

This instrument was prepared by CHRISTOPHER S. KORDON 5711 N. MILWAUKEE CHICAGO IL. (NAME AND ADDRESS)

UNOFFICIAL COPY

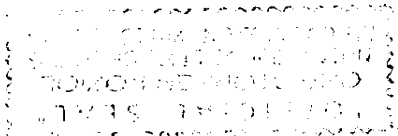
BOX No. _____

SECOND MORTGAGE
Trust Deed

TO _____

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office



Commission Expires _____

(Impress Seal Here)

Given under my hand and official seal this _____ day of _____, 19__

[Signature]
Notary Public

wavier of the right of homestead.

personally known to me to be the same person whose name _____ 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, including the release and

State aforesaid, DO HEREBY CERTIFY that ARZEGGON BUEVYN, STANISLAVA BUEVYN STEFAN BUEVYN a Notary Public in and for said County, in the

1. ELMER TORRES S. K02102
STATE OF ILLINOIS
COUNTY OF COOK
SS. _____

096629246

UNOFFICIAL COPY

LOT 21 IN BLOCK 4 IN FREDERICK L. GILLICK'S CENTER STREET
ADDITION TO PARK RIDGE IN THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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