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1998 08-12 12:09:17

## TRUST DEED AND NOTE (ILLINOIS)

**THIS INDENTURE WITNESSETH**, That the undersigned as grantors, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, in hand paid, convey and warrant to **MARK PETERSON or KATHLEEN PETERSON** of the County of Lake 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:

See Attached for Legal Description.

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): 03-12-300-134

Address(es) of Real Estate: 422 Inland Drive, Wheeling, IL, 60090

**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 encumbrances 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 twelve (12%) percent 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 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

\$30,000.00, Wheeling, Illinois, May 1, 1998

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FOR VALUE RECEIVED, I promise to pay to THE ORDER OF MARK PETERSON or KATHLEEN PETERSON, the principal sum of THIRTY THOUSAND AND NO/100 (\$30,000.00) DOLLARS and interest from May 1, 1998, on the balance of principal remaining from time to time unpaid at the rate of nine (9%) percent per annum payable in monthly installments, interest only, of TWO HUNDRED TWENTY-FIVE (\$225.00) DOLLARS on June 1, 1998 and on the first day of each successive month for thirty-five (35) additional months with a final payment of principal and interest on April 1, 2001.

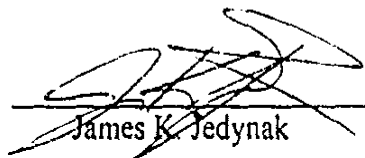
Said payment is to be made at such banking house or trust company in, Chicago, Illinois, as the legal holder of this note may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of Castlerock Realty, Wheeling, Illinois.


The undersigned shall have the absolute right to prepay at any time or in any amount. All payments are due on the first day of each month but there shall be a seven (7) day grace period before a late charge of \$25.00 is assessed.

IN THE EVENT of the trustee's death, inability, or removal from said Lake County, or of his resignation, refusal or failure to act, then Daniel R. Ansani, 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 or affecting the remainder of such provision or the remaining provisions of this indenture.

Witness our hands and seals this 1st day of May, 1998.

  
James K. Jedynak

  
Wendy A. Jedynak

This instrument was prepared by: Daniel R. Ansani, 1411 W. Peterson, Suite 202, Park Ridge, IL, 60068.

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STATE OF ILLINOIS )  
                  )SS  
COUNTY OF COOK   )

I, Daniel R. Ansani, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James K. Jedynek and Wendy A. Jedynek, personally known to me to be the same persons whose names 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of May, 1998.

  
\_\_\_\_\_  
(Notary Public)

(Impress Seal Here)

My Commission Expires 10/30/99



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## Legal Description:

### PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1245.80 FEET EAST AND 105.47 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 62.75 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 10.58 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 6.00 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 21.72 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 6.00 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 10.58 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 62.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DEED FROM HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE KNOWN AS TRUST NO. 40554 TO KENNETH E. PIEKUT DATED MARCH 19, 1981 AND RECORDED MARCH 26, 1981 AS DOCUMENT 25819113 INCORPORATING THE TERMS AND PROVISIONS OF THAT CERTAIN "AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS" RECORDED AS DOCUMENT 25806847 AND EXECUTED BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 29, 1980 AND KNOWN AS TRUST NUMBER 40667, LESSEE UNDER THE TERMS AND PROVISIONS OF "LEASE AGREEMENT" DATED MARCH 1, 1981 AND EVIDENCE BY MEMORANDUM OF LEASE RECORDED MARCH 16, 1981 AS DOCUMENT 25806846, IN COOK COUNTY, ILLINOIS.

ALSO

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 1, 1978 MADE BY AND BETWEEN HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1977 AND KNOWN AS TRUST NUMBER 38086 AND WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1968 AND KNOWN AS TRUST NOS. 631 AND 632 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT 24666972, ALL IN COOK COUNTY, ILLINOIS.

MAIL TO

ANSANI & ANSANI  
1411 WEST PETERSON AVENUE  
SUITE 202  
PARK RIDGE, ILLINOIS 60068

98753414

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