

TRUST DEED
J E MOBIL-MERCHANDISING
EDWARD P. CREMERIUS

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made January 6, 1987, between Doral J. Steinberg, married to Robert A. Steinberg, herein referred to as "Mortgagors," and Edward P. Cremerius Cook, County Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note (herein 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 Twelve Thousand One Hundred Fifty-four and 29/100 (\$12,154.29) Dollars with interest thereon, payable in installments as follows:

Two Hundred Sixty-two and 63/100 (\$262.63)

Dollars or more on the 15th day

of February, 19 87, and Two Hundred Sixty-two and 63/100 (\$262.63)

Dollars or more on the same day of each month thereafter, except ~~except first payment due~~ 15th ~~15th~~ ~~15th~~ days, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the January day of 1994.

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 Fourteen (except the West Three (3) feet thereof) (14), Lot Fifteen (15), Lot Sixteen (16) all in Block Five (5) in Sedgwick, being a Subdivision of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the North East Quarter ($\frac{1}{4}$) of Section 9, Township 36 North, Range 12, East of the Third Principal Meridian.

(lot 15) (lot 16) (lot 14 ex W. 3')
Tax Nos. 27-09-203-015; 27-09-203-016; 27-09-203-023

Prepared by:

EDWARD P. CREMERIUS
ATTORNEY AT LAW
1 E. NORTHWEST HIGHWAY
PALATINE, IL 60067

also known as 9970 W. 144th St., Orland Park, IL. 60462
(Number and Street)

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 purposes, 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 S and seal S of Mortgagors the day and year first above written.

Doral J. Steinberg
Doral J. Steinberg

[SEAL]

Robert A. Steinberg
Robert A. Steinberg

[SEAL]

[SEAL]

STATE OF ILLINOIS,
County of Cook

{ SS.

I, Leslie E. Hale,
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Doral J. Steinberg and Robert A. Steinberg, her husband,
who personally known to me to be the same person S whose name S are S subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that they
S signed, sealed and delivered the said instrument as their S free and
voluntary act, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
LESLIE E. HALE
Notary Public
State of Illinois, County of Cook
My Commission Expires 6/13/90

Given under my hand and Notarial Seal this _____ day of _____, 19_____.
Leslie Hale Notary Public

Notarial Seal

12-0475 (REV. 11-83)

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FOR RECORDER'S INDEX PURPOSES
TRANSFER STREET ADDRESS OF ABOVE
RESCRMED FOR PRACTY HERE

EDWARD R. CREMERIS

MAIL TO:

sections 69 and 70 of the Water Resources Act, which contains provisions for the protection of water quality in surface waters. The sections also provide for the protection of water quality in groundwater. The sections also provide for the protection of water quality in groundwater.

13. Trustee shall collecte fees that trust deed and the lessor has been paid and trustee may accept or after payment of principal, produce and exhibit to the court, and if the judge finds that all independent expenses incurred and delivered a release of the trust deed.

17. In turn, this has not only to examine the title, location, availability of condition of the premises, as well as the terms of the tenancy, particularly, or authority given by the lessor expressly stipulated by the terms thereof, nor be liable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct of the agents or employees of the lessor, and it may require indemnities

10. No action for the enforcement of the loan or of any provision hereof shall be brought in any decree which would not be good and available to the party litigating same in an action for the recovery of the principal sum.

Court from access to the prosecution, possession, control, or dissemination of any information or evidence that may be used in such cases to the maximum extent necessary for the effective performance of their functions.

9. Upset, but again after the time when my mind had settled before I sat down, the court in which such a trial took place in this case did not proceed to receive its first witness without a short recess.

of all costs and expenses incurred to the creditors prior to the commencement of the proceedings or by the trustee in respect of the administration of the estate.

party, either as plaintiff or defendant, by reason of this result of any indebt-
edness hereby created; or (b) preparations for the defense of any
complaint of any suit for relief against such to recover damages or
attorneys' fees, whether or not filed, or (c) preparation for the defense of
any injunction suit for the injunction of any act or practice which might affect the premises or the security hereof, whether or not
actually commenced.

The right to prosecute the law-breaker, in my view, is the most important of all the rights which we have mentioned, because it is the only right which can be exercised by the individual.

3. The Trustee will be heavily involved in any capital raising to finance the acquisition or the recapitalization of the business, and will be involved in any capital raising to finance the acquisition or the recapitalization of the business.

4. According to the terms of the agreement, the company will be required to pay dividends to the shareholders of the company.

5. The Trustee will be heavily involved in any capital raising to finance the acquisition or the recapitalization of the business, and will be involved in any capital raising to finance the acquisition or the recapitalization of the business.

6. Mortgagors shall have the right to demand payment of principal and interest, within due accordance to the terms hereof.

the bolders of this hole to protect the mortgagors premises and the like hereof, plus reasonable compensation to trustee for each month's

renewal policies not less than ten days prior to the respective dates of expiration.

service charges, and other charges, as permitted when due, and shall, upon written request, furnish to the trustee or to holders of the notes duplicate copies of the certificate of deposit, and of the statement of account, and shall keep all premises situated on said premises intact except as may be necessary to collect the same.

The following recommendations are made to the Congress:

THE COVENANTS, CONDITIONS AND PROVISIONS SET FORTH IN THE LEASE OF THIS PROPERTY.