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2001-10-26 15:54:37  
Cook County Recorder 23.50

TRUST DEED AND NOTE  
(ILLINOIS)



A01-05477R

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of ELMWOOD PARK, 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 JAMES H. ANDRLE, VICE PRESIDENT OF FIRST SECURITY TRUST AND SAVINGS BANK, of ELMWOOD PARK, County of COOK 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,

Above Space For Recorder's Use Only

to-wit:

2pgs

UNIT 306 IN THE 7929 W. GRAND AVE. CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8, 9 (EXCEPT THE EAST 12.50 FEET THEREOF) IN MONT CLARE HOME ADDITION, SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010548378, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, 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): 12-25-320-051-0000

Address(es) of Real Estate: 7929 W. GRAND AVE., #306, ELMWOOD PARK, IL 60707

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 8.00 % 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, interests or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:  
\$ 61,600.00 AUGUST 30, 20 01  
ON DEMAND after date for value received I (we) promise to pay to the order of FIRST SECURITY TRUST AND SAVINGS BANK the sum of SIXTY ONE THOUSAND SIX HUNDRED AND 00/100 Dollars at the office of the legal holder of this instrument with interest at 8.00 per cent per annum after date hereof until paid, payable at said office, as follows: THREE HUNDRED SIXTY (360) MONTHLY INSTALLMENTS OF \$452.00,  
BEGINNING ON OCTOBER 1, 2001.

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 attorneys 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.

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Box \_\_\_\_\_

Trust Deed and Note

TO

MAIL TO:

FIRST SECURITY TRUST & SAVINGS BANK  
7315 W. GRAND AVENUE  
ELMWOOD PARK, ILLINOIS 60707

"OFFICIAL SEAL"  
Notary Public, State of Illinois  
JEFFREY L. GONSIEMSKI  
My Commission Expires 06/29/03

7/29/2003

Commission Expires

*Jeffrey L. Gonsiowski*  
Notary Public

Given under my hand and official seal this 30TH day of AUGUST, 20 01  
I, personally known to me to be the same person whose name \_\_\_\_\_ is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS, DO HEREBY CERTIFY that \_\_\_\_\_ a Notary Public in and for said County, in the

JEFFREY L. GONSIEMSKI  
COUNTY OF COOK ss.

STATE OF ILLINOIS  
This instrument was prepared by TAMMY L. REISER FOR FIRST SECURITY TRUST AND SAVINGS BANK  
(NAME AND ADDRESS) 7315 W. GRAND AVE. ELMWOOD PARK, IL 60707



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

ARISTIDES DON X  
(SEAL)  
(SEAL)

Witness our hands and seals this 30TH day of AUGUST, 20 01

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 \_\_\_\_\_ GEORGE H. ENGER, ASST. V.P. AND AS SUCCESSOR TRUSTEE 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, when all the aforesaid convenants 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.