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2001-11-30 15:50:58

Cook County Recorder 25.50



0011127686

TRUST DEED

State of Illinois, Cook County.

In consideration of Ten and 00/100 Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, Carmel Lacey, d/b/a McDonald/Lacey Investments, (herein called Grantor) has this day bargained and sold and does hereby transfer and convey unto **Empire Surety Group, Inc. DBA A 24 Hour Bonding Co.** its successors, heirs, executors, administrators and assigns, of the second part (herein called Grantee), the following described property, to-wit:

COMMON ADDRESS: 15134 Irving Avenue

PIN NUMBER: 29-10-410-022-0000

LEGAL DESCRIPTION:

LOT 22 IN BLOCK 6 IN CALUMET CENTER GARDENS, BEING A SUBDIVISION OF PART 3 OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the same in fee simple and said grantor warrants the title to the same unto said grantee and assigns.

This conveyance is made to secure a debt of \$ 130,000.00 and is made under the existing provisions of the laws of Georgia, or any other present or future indebtedness or liability of grantor or grantee. The debt hereby secured is described as follows: Under the terms of that certain Agreement/Contract executed on November 30, 2001 and that certain Guarantor /Indemnifier Agreement executed on November 30, 2001.

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In case said indebtedness or any installment due therein is not paid promptly when due, or should grantor default in any provision of this deed, grantee, its successors or assigns may at its option declare the entire indebtedness evidenced hereby, and by said note or notes, immediately due and payable, including interest at (15%) per cent per annum, time being of the essence of this contract.

In the event of any such default grantor authorizes grantee, its successors or assigns to foreclose this trust deed and sell said described property at public outcry before the Courthouse Door in any county in which said land or any part thereof is located, to the highest bidder for cash, after advertising the time, place and terms of such sale in a newspaper of general circulation in said county as provided by law, and grantee, its successors or assigns may bid and purchase at any such sale and are further authorized to the expense thereof, including reasonable attorneys fees if said claim is handled by or through an attorney; next to the application of principle and interest, taxes or other liens imposed by law, and remainder, if any, shall be paid to grantor. Grantor agrees to surrender possession of such purchaser upon demand thereof. The foregoing powers are cumulative and not restrictive, and grantee may enforce collection of said indebtedness by any other manner provided by law.

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor agrees to maintain \$100,000.00 fire insurance on said property with loss payable to grantee and further agrees to pay all taxes or assessments which may be levied against same and covenants that she will keep said property in good condition.

Witness the hand and seal of the Grantor, this 30 day of November, 2001.



Carmel Lacey, GRANTOR

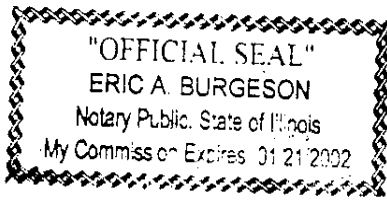
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

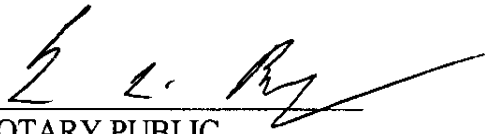
I, ERIC BURBESON, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carmel Lacey, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed 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.

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GIVEN, under my hand and official seal, 30 day of November, 2001.




NOTARY PUBLIC

This instrument was prepared by
and returned to after recording to:
Eric A. Burgeson
Bryce, Downey, Murray, Jensen, and Mikus, LLC
312 West Randolph, Suite 200
Chicago, IL 60606

Property of Cook County Clerk's Office