

UNOFFICIAL COPY

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3604/0097 00 001 Page 1 of 2

2002-12-05 11:13:30

Cook County Recorder 26.50



TRUST DEED AND NOTE (ILLINOIS)

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of

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:

LOT 28 IN BLOCK 12 IN GARFIELD A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

National Association

\*\*\*LASALLE BANK/ N.A. TRUSTEE OF TRUST AGREEMENT DATED 11-20-02 AND KNOWN AS TRUST NUMBER 130492

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): 13-34-412-038-0000

Address(es) of Real Estate: 1812 N. KEDVALE, CHICAGO, IL 60639

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 7.25 % 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: \$ 200,000.00 NOVEMBER 26, 2002 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 TWO HUNDRED THOUSAND AND 00/100 Dollars

at the office of the legal holder of this instrument with interest at 7.25 per cent per annum after date hereof until paid, payable at said office, as follows: ONE HUNDRED SEVENTY NINE (179) MONTHLY PAYMENTS OF \$1,364.35 BEGINNING ON DECEMBER 25, 2002 AND ONE (1) FINAL BALLOON PAYMENT DUE ON NOVEMBER 25, 2017.

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.

702-1744

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Box \_\_\_\_\_

# Trust Deed and Note

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. -5.02

REVENUE STAMP

79626500000 #

REAL ESTATE TRANSFER TAX  
0012500  
FP326670

STATE OF ILLINOIS

STATE TAX  
DEC. -5.02

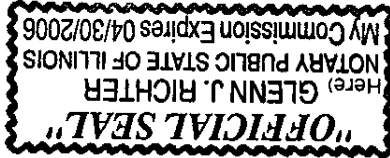
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0025000  
FP326669

REAL ESTATE TRANSFER TAX  
0025000  
FP326669

This instrument is executed by LaSalle Bank National Association, not personally but solely as trustee in the exercise of the power and authority conferred upon and vested in such trustee. It is expressly understood and agreed that all the warranties, indemnities, covenants, conditions, covenants, undertakings and agreements herein made on the part of the trustee are undertaken by it solely in its capacity as trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the trustee in this instrument.

Notary Public



Commission Expires

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret O'Donnell ASST. VICE PRESIDENT LaSalle Bank National Association personally known to me to be the same person whose name to subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 26<sup>th</sup> day of Nov., 2002.

STATE OF Ill COUNTY OF Cook SS. (NAME AND ADDRESS) 7315 W. GRAND AVE. ELMWOOD PARK, IL 60707

City of Chicago Dept. of Revenue 294707 \$1,874.25 Transfer Stamp Real Estate

12/03/2002 11:57 Batch 10228 27

This instrument was prepared by FOR FIRST SECURITY TRUST AND SAVINGS BANK

Witness our hands and seals this 26<sup>th</sup> day of Nov., 2002, as trustee under Trust No. 130492 LaSalle Bank National Association, and not personally.

In THE EVENT of the trustee's death, inability, or removal from said County, or of his resignation, refusal or failure to act, then George H. Enger, ASST. V.P. AND AS SUCCESSION 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 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 invalidating the remainder of such provision or the remaining provisions of this indenture.

0021342409

MAIL TO:  
FIRST SECURITY TRUST & SAVINGS BANK  
7315 WEST GRAND AVENUE  
ELMWOOD PARK, ILLINOIS 60707