FORM NO. 2202 TRUST DEED

CAUTION: Consult a lawyer before using or acting under this All warranties, including merchantability and filmess, are excluding

3103/0050 26 001 Page 1 of

2003-02-07 16:07:54

Cook County Recorder

54.50



(hereinafter called the Grantor), of 1213 North	0030192776
Rossell Avenue, Oak Park, Illinois (No. and Street) (City) (State)	
for and in consideration of the sum of TEN and No/100 (\$10.00)	
Dolla	ars
in hand paid, CONVEY_s AND WARRANT_s toCHARLES_M	MANAGE.
FLORAMO	man g
of	-,
as Trustee, and to his successors in trust hereinafter named, the following described re estate, with the improvements thereon, including all heating, air-conditioning, gas at plumbing apparatus and fixtures, and everything appurtenant thereto, together with	nd Above Space For Recorder's Use Only
rents, issues and profits of said premises, situated in the County ofCook	and State of Illinois, to-wit:
A	
LOT 27 IN BLOCK 4 OF ROSSELL'S ADDITION TO OAK P.	
20 ACRES OF THE WEST 25 ACRES OF THE NORTH 75 AC	•
SECTION 5, AND THE NORTH 20 ACRES OF THE EAST 25	
THE NORTHEAST 1/4 OF SECTION 6, ALL IN TOWNSHIP	39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MEKIDIAN, IN COOK COUNTY, ILLINO	IS
PERMANENT INDEX NO.: 16-05-206-029-0000	
Hereby releasing and waiving all rights und rend by virtue of the homestead exempti	ion laws of the State of Illinois.

WHEREAS. The Grantor is justly indebted upon _3 ___ principal promissory note X bearing even date herewith, payable to the order of CHARLES M. F. O. or on the principal amount of \$29,249.06.

IN TRUST, nevertheless, for the purpose of accuring performance of the covenants and agreements herein.

Serpico, Novelles GI West Supelies Chicago, IL Goods

RIGAGE THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, an 1'le interest thereog, as a crein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due in each year, all taxes and issessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage (5) to build one substitutions or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not or committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is 2 day authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payables 2 r. 2 m. 1 first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the lost of forting age or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when he sam shall come due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or me interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge 17 urchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to apply and all money so p. id, the Grantor agrees to repay immediately without demand, and the same with interest thereon from time to apply and all money so p. id, the Grantor agrees to repay immediately without demand, and the same with interest thereon from time to apply an extended to the part of the affecting and bedeedness secured hereby.

without demand, and the same with interest thereon from the date of paymental SIX (6) per cent rer annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at ______ per cent per annum, shall be recoverable by facely sure thereof, or by suit at law, or both, the same as 'an of said indebtedness had then matured by express terms.

per cent per annum, shall be recoverable by facell sure thereof, or by suit at law, or boin, the same as the matured by express terms.

IT IS AGREED by the Grantor that all expenses and disbust ments paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, outlays for documentary indence, stenographer's charges, cost of procuring or completing, instruct showing the whole title of said premises embracing foreclosure deeped—thall be paid by the Grantor; and the like expenses and disbursements so occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional bequipon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, the their decree of sale shall have been entered or not, shall not be dismissed, nor in the foreclosure proceedings, which proceeding, the their decree of sale shall have been entered or not, shall not be dismissed, nor in the foreclosure proceedings, and assigns of the Grantor and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filling of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to an party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits only said premises.

The name of a record owners:

SHERT I. FLORAMO

County of the grantee, or of his resignation, refusal or failure to act, then

This instrument was prepared by (NAME AND ADDRESS)				
Please print or type name(s) below signature(s)	SHEROL. FLORAND	(SEAL)		
Witness the hand and seal of the Grantor this.	31st day of January xx 2003.	(SEAL)		
cause 99 D 17947 pending in	the Judgment for Dissolution of Marria the Circuit Court of Cook County, Illi	e entered in iois.		
appointed to be second successor in this trust. And when trust, shall release said premises to the party entitled, on		antee or his successor in		
ANTHONY FI ORAMO	of said County is hereby appointed to be fir	st successor in this trust		

UNOFFICIAL COPS 192776

STATE OF ILLI	NOIS	_)	
COUNTY OF COOK		SS.	
Per W	Schuelles		
1, Gloria M	ochaelly	, a Notary l	Public in and for said County, in the
State aforesaid, DO HE	REBY CERTIFY that	SHERI L. FLORAMO	
			,
personally known to me	to be the same person	whose nameis sub	escribed to the foregoing instrument,
appeared before me th	is day in person and	acknowledged that _she s	igned, sealed and delivered the said
instrument as ber	free and voluntary ac	et, for the uses and purposes ther	rein set forth, including the release and
waiver of the right of)a	omestead.		
Given under my h.	ार अनुत official seal this	31st day of	January XN9 2003.
Character Count 120 cm	4	NG VI	1. 10 11
(Impress Seaf Here)	Ox	Offerea U	I felulle
Commission Expires	OFF CLALS	EAL"	Notary Public
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SECOND MORTGAGE Trust Deed	130		AFORGE F COLF®
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LF293-04 R293-04

PROMISSORY NOTE

\$ 29,249.06

Dated: January 31,

. 2003

Principal Amount State of Illinois
TWENTY NINE THOUSAND TWO HUNDRED FOURTY NINE DOLLARS & 06/100.

FOR VALUE RECEIVED, the undersigned hereby jointly and severally promise to pay to the order of CHARLES M. FLORAMO, the sum of TVLNTY NINE THOUSAND TWO HUNDRED FOURTY NINE & 06/100xxxxxxxxx Dollars (\$29,249.06), together with interest thereon at the rate of 6% per annum on the unpaid balance. Said sum shall be paid in the manner following: Upon the closing of the sale of the real estate commonly known as 1213 N. Rossel Avenue, Oak Park, IL and otherwise subject to the telms of the Judgment for Dissolution of Marriage in cause number 99 D 17947 pending in the Circuit Court of Cook, County, Illinois.

All payments shall be first applied to interest and the balance to principal. This note may be prepaid, at any time, in whole or in part, without penalty. All prepayments shall be applied in reverse order of maturity.

SALAKANSAN KISAH SERKEKAH KARISAN KARISAN BANGAN BANGAN KARISAN KARISAN KISAN KISAN

The undersigned and all other parties to this note, whether as endorsers, guarantors or sureties, agree to remain fully bound hereunder until this note shall be fully paid and waive demand, presentment and protest and all notices thereto and further agree to remain bound, notwithstanding any extension, renewal, modification, waiver, or other indulgence by any holder or upon the discharge or release of any obligor hereunder or to this note, or upon the exchange, substitution, or release of any collateral granted as security for this note. No modification or indulgence by any holder hereof shall be binding unless in writing; and any indulgence on any one occasion shall not be an indulgence for any other or future occasion. Any modification or change of terms, hereunder granted by any holder hereof, shall be valid and binding upon each of the undersigned, notwithstanding the acknowledgment of any of the undersigned, and each of the undersigned does hereby irrevocably grant to each of the others a power of attorney to enter into any such modification on their behalf. The rights of any holder hereof shall be cumulative and not necessarily successive. This note shall take effect as a sealed instrument and shall be construed, governed and enforced in accordance with the laws of the State first appearing at the head of this note. The undersigned hereby execute this note as principals and not as sureties.

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Rev. 10/01

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Signed in the presence of:	$\bigcap_{i \in I} A_i \cap A_i$
Gloria M Schuelke	lut Aldra
Witness	Borrower Obligee
Witness	Borrower
GUARANTY	
	uaranty the prompt and punctual payment of all moneys
due under the aforesald note and agree to remain l	pound until fully paid.
In the presence of:	
Witness	Guarantor
Witness	Guarantor
	750