

**TRUST DEED AND NOTE**  
(ILLINOIS)

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of BARTLETT, County of DUPAGE 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:

UNIT NUMBER 414, IN 3550 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 1 IN BLOCK 1 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, AND LOTS 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1974 AND KNOWN AS TRUST NUMBER 32679, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24132761, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN, COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the nonestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-21-111-007-1068

Address(es) of Real Estate: 3550 NORTH LAKESHORE DRIVE, UNIT #414 CHICAGO, ILLINOIS 60657

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:  
\$ 80,000.00 NOVEMBER 15, 20 02  
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 EIGHTY 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 NINETEEN (119) MONTHLY PAYMENTS OF \$545.74 BEGINNING ON DECEMBER 15, 2002 AND ONE (1) FINAL BALLOON PAYMENT DUE ON NOVEMBER 15, 2012.

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.

S-Y  
P-Z

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Box \_\_\_\_\_

Trust Deed and Note

TO \_\_\_\_\_

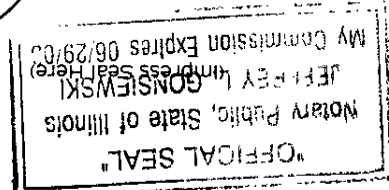
MAIL TO:

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

0030230197

Commission Expires

6-29-2003



Notary Public

*Jeffrey L. Gonsiewski*

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 \_\_\_\_\_ HE 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.

I, JEFFREY L. GONIEWSKI, DO HEREBY CERTIFY that \_\_\_\_\_ ROCCO COLELLA, a Notary Public in and for said County, in the

STATE OF ILLINOIS, COUNTY OF COOK, ss.

ELMWOOD PARK, IL 60707 (NAME AND ADDRESS) 7315 W. GRAND AVE.

TAMMY L. CIMINO FOR FIRST SECURITY TRUST AND SAVINGS BANK This instrument was prepared by

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) ROCCO COLELLA (SEAL) (SEAL)

Witness our hands and seals this 15TH day of NOVEMBER, 20 02.

IN THE EVENT of the trustees 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, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And 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 or affecting the remainder of such provision or the remaining provisions of this indenture.