

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, to-wit:

Above Space For Recorder's Use Only



0315615072
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds

LOTS 10 AND 11 IN KOMAREK S RIVERSIDE DRIVE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

***LASALLE BANK NATIONAL ASSOCIATION FORMERLY KNOWN AS LASALLE NATIONAL BANK AS SUCCESSOR TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED OCTOBER 16, 1992 AND KNOWN AS TRUST NO. 117474

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): 16-30-308-045

Address(es) of Real Estate: 7142 RIVERSIDE DRIVE, BERWYN, ILLINOIS 60402

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 7.50% 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:
\$ 237,000.00 APRIL 29, 20 03
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 THIRTY SEVEN THOUSAND AND 00/100 Dollars at the office of the legal holder of this instrument with interest at 7.50 per cent per annum after date hereof until paid, payable at said office, as follows: ONE HUNDRED TWENTY (120) MONTHLY PAYMENTS OF \$2,813.23 BEGINNING ON JUNE 15, 2003.

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 attorney's 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.

Sys
2
me
ew

UNOFFICIAL COPY

Box _____

Trust Deed and Note

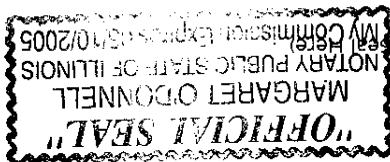
TO _____

MAIL TO:

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

Property of Cook County National Association

Commission Expires 5/10/05



Given under my hand and official seal this 30th day of APRIL, 2003.

free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before

State aforesaid, DO HEREBY CERTIFY that GLENN J. RICHTER is a Notary Public in and for said County, in the

I, THE UNDERSIGNED

ss.

COUNTY OF COOK

STATE OF ILLINOIS

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

The 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 it as such trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, 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 imputed against the trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement made by the trustee in this instrument.

By [Signature] (SEAL)

as trustee under Trust No. 117474 and not personally (SEAL)

LaSalle Bank National Association

Witness our hands and seals this 30th day of APRIL, 2003.

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.

party entitled thereto on receiving his reasonable charges. when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the 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 County, or of his resignation, refusal or failure to act, then GEORGE H. ENGER, ASST. V.P. AND AS SUCCESSOR TRUSTEE

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