

UNOFFICIAL COPY



TRUST DEED AND NOTE (ILLINOIS)

Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 07/09/2003 02:45 PM Pg: 1 of 2

THIS INDENTURE WITNESSETH,

That the undersigned, TAWFIK TAWIL and
as grantors, of the City of
Oak Lawn, 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 *ANAS*
NAHNAS, City of Palos Heights,
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:

Lots 44, 45, 46, 47 and 48 in Block 16 in Millar's Subdivision of Block 16 in Streets Subdivision of the East 1/2 of the Southwest 1/4 of Section 17, Township 37, North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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): 2521202014

Address(es) of Real Estate: 1200 West 111th Street, Chicago, IL 60634

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 9% 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, as provided in agreement between parties, 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

\$ 150,000.00

July - 6 - 2003

We, TAWFIK TAWIL after date for value received promise to pay to the order of *ANAS NAHNAS*
the sum of *FIVE HUNDRED FIFTY* THOUSAND AND NO/100 (\$150,000) Dollars according to agreement dated *6th*
July - 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.

IN THE EVENT of the trustees death, inability, or removal from said Cook County, or of his resignation, refusal or failure to act, then _____ 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.

UNOFFICIAL COPY

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.

Witness our hands and seals this 17 day of JULY, 2003

Tawfik Tawil (Seal)
Tawfik Tawil

_____ (Seal)

This instrument was prepared by:

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tawfik Tawil and Salem Haddad, 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.

Given under my hand and official seal this 8 day of July, 2003

Ahmad Affaneh
Notary Public

Commission Expires: 5-24-05



MAIL TO : ABDUL AMINE
6512 FOX LAKE
PALMS HTS - IL - 60463