

UNOFFICIAL COPY

25949682

TRUST DEED AND NOTE

\$12,060.00

July 21 19 81

For value received I (we) promise to pay to the order of **ALLIANCE SAVINGS & LOAN ASSOCIATION**
the sum of Twelve Thousand and Sixty and No/100 DOLLARS
to be paid in Forty-Eight monthly installments of \$251.25 DOLLARS

each, beginning on the first day of August 19 81
and a like installment on the same date in each month thereafter until this note is paid in full. Failure to pay
any one or more of said installments promptly when due (time being of the essence in this transaction) shall, at
the option of the holder thereof, immediately mature the entire unpaid balance, with interest recalculated at
the highest rate allowed by law in this State and said recalculated amount shall thereafter bear interest at the
highest rate allowed by law in this State. The undersigned agrees to pay a late charge, not exceeding 5c for each
dollar of each payment more than 15 days in arrears, but not in excess of \$5.00, in respect to any one such late
charge payment. Further to secure the payment of this note, the undersigned hereby, jointly and severally, irrevocably,
authorize and empower any attorney at law of any Court of record to appear for him, them, or either
of them, in any Court at any time, and confess a judgment without process against him, them, or either
of them, in favor of the legal holder of this instrument for such sum as may appear to be unpaid, with
interest, costs, and reasonable attorneys' fees, and to waive and release all errors and consent to immediate
execution, hereby ratifying and confirming all that said attorney may do by virtue hereof, and hereby
waive all right of appeal from such judgment. The undersigned, including makers, endorsers, guarantors, assignors
and sureties, join in this note, jointly and severally, hereby bind themselves, their personal representatives,
heirs and successors, and, jointly and severally, agree to all extensions and waive presentment for
payment, demand protest and notice of protest for non-payment of this note, and hereby waive all homestead
or exemption rights and valuation laws and hereby authorize the holder hereof to claim such right and subject
the same to the payment of this note. If this note is given for the improvement of any real estate, the
lien for such improvement is not extinguished by the giving of this note, but may be claimed by or for
the holder hereof. "The undersigned" as used herein, includes the singular and plural and the masculine,
feminine and neuter.

THIS NOTE IS SECURED BY THE FOLLOWING TRUST DEED

The undersigned as grantors, of Village of Arlington Heights County of Cook
and State of Illinois for and in consideration of the sum Twelve Thousand Sixty Dollars and
other good and valuable considerations, in hand paid, convey and warrant to **ALLIANCE SAVINGS & LOAN
ASSOCIATION**, a Corporation of Illinois, County of Cook and State of Illinois the following described Real
Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois
to wit:

Lot 566 in Ivy Hill Subdivision, Unit No. 11, being a subdivision
of part of the South half of the Northwest quarter of Section 16,
Township 42 North, Range 11, East of the Third Principal Meridian,
in the Village of Arlington Heights, Cook County, Illinois.*

THIS INSTRUMENT WAS PREPARED BY:

JANE GEMBALA
8303 W. HIGGINS, CHGO., ILL.

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

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 encumbrances 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% 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 day, 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.

Witness our hands and seal this 21st day of July, A.D. 19 81

Thaddeus Ozga (seal)
Thaddeus Ozga

Dorothy Ozga (seal)
Dorothy Ozga

(seal)

(seal)

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STATE OF ILLINOIS)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Thaddeus Ozga and Dorothy Ozga, his wife,
personally known to me to be the same person whose name 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 Notarial Seal this 21st day of July
A.D. 1981

My Commission expires March 30 1985

[Signature]
Notary Public
ILLINOIS

JUN 27 1981 AM 11 25

JUL-27-81 4 8 9 9 3 0

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10.00

10.00

Box 453

TRUST DEED AND NOTE

OZGA, Thaddeus and Dorothy, his wife,

1417 E. Crabtree Drive

Arlington Heights, IL 60004

TO

**ALLIANCE
SAVINGS AND LOAN
ASSOCIATION**
5359 West Fullerton Avenue
Chicago 39, Illinois

Improvement Loan No. 1300-2296-5 (H)

25049592

END OF RECORDED DOCUMENT