

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
September, 1975

26720614

GEORGE E. COLE,
LEGAL FORMS

(2)
THIS INDENTURE WITNESSETH, That the undersigned as grantors, of City of Chicago,
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
ALFRED M. LUCCHESI and IRENE P. LUCCHESI, his wife
of Chicago, 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:
SEE LEGAL DESCRIPTION RIDER ATTACHED

Unit 18 as delineated on a survey of the following described Parcel of
Real Estate (hereinafter referred to as Development Parcel): Lot 8 in
Connemara Homes Subdivision of lot 21 in block 12 in W. F. Kaiser and
Company's Ardale Park Subdivision, being a subdivision of the East 1/2 of
the Northwest 1/4 of Section 15, Township 38 North, Range 13, East of the
Third Principal Meridian, (except the West 33 feet thereof being a
Railroad right-of-way) in Cook County, Illinois; which survey is attached
as Exhibit "1" to a Declaration of Condominium Ownership entered into by
Beverly Bank as Trustee under the provisions of a Trust Agreement dated
July 24, 1970 and known as Trust Number 8-2427, recorded in the Office of
the Recorder of Deeds of Cook County on May 30, 1972 as Document Number
21,919,381, together with an undivided 13.62% interest in said Development
Parcel (excepting from said Development Parcel all the property and space
comprising all the units defined and set forth in said Declaration and Survey).

Party of the first part also hereby grants to parties of the second part,
their successors and assigns, as rights and easements appurtenant to the
above described real estate, the rights and easements for the benefit of
the said property set forth in the aforementioned Declaration, and party
of the first part reserves to itself, its successors and assigns, the
rights and easements set forth in said Declaration for the benefit of the
remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions,
covenants and reservations contained in said Declaration the same as though
the provisions of said Declaration were recited and stipulated at length
herein.

Subject to general real estate taxes for the year 1976 and subsequent years.

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

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 tenable 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 8% 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 receive 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, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
\$ 20,000.00 August 1 19 83
On or before Two Years after date for value received I (we) promise to pay to the order of ALFRED M. LUCCHESI and IRENE P. LUCCHESI, or Survivor the sum of TWENTY THOUSAND AND NO/100 Dollars at the office of the legal holder of this instrument with interest at 6 per cent per annum after date hereof until paid.

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 trustee's death, inability, or removal from said Cook County, or of his resignation, refusal or failure to act, then JULIE LUCCHESI 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.

Witness our hands and seals this 1st day of August 19 83.

William C. Brando (SEAL)

Marie Brando (SEAL)

THIS INSTRUMENT PREPARED BY
EUGENE R. PIETKIEWICZ
2555 WEST 47TH STREET

This instrument was prepared by CHICAGO, ILLINOIS 60632 (NAME AND ADDRESS)

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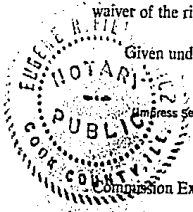
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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Eugene R. Pietkiewicz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM C. BIONDO and MARIA BIONDO, his wife

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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 4~~th~~ day of August, 19 83



Commission Expires Nov. 27, 1985

Eugene R. Pietkiewicz
Notary Public

26720614

Box 1254

Trust Deed and Note

TO

26720614

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS



END OF RECORDED DOCUMENT