

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

FORM NO. 2604
April, 1980

TRUST DEED AND NOTE
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

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 United Savings of America

City 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:

26749390

Above Space For Recorder's Use Only

Lot 4 and the East 5 feet of Lot 5 in Block 3 in Josiah H. Bissell's Subdivision at half of the Northwest quarter of the Northeast quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian Commonly known as: 519 W. 116th St.

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 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 same 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, 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 his 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:
\$ 3,979.68 August 15, 19 83
on demand after date for value received I (we) promise to pay to the order of United Savings of America the sum of Three thousand nine hundred seventy nine Dollars & 69/100 Dollars at the office of the legal holder of this instrument with interest at 19.51 per cent per annum after date hereof until paid, payable at said office, as follows: 24 payments at One hundred sixty five and 82/100 (65.82).

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 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.

Witness our hands and seals this 15 day of August, 19 83.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Jimmy Lee King Jim L. King (SEAL)

Kathy M. King (SEAL)

This instrument was prepared by Donna Adams, 7905 So. Cicero, Suite 200, Chicago, IL 60652
(NAME AND ADDRESS)

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STATE OF Illinois

COUNTY OF Cook

ss.

I, Timothy D. Gasior

AUG 25 03 153698 26749390 A - REC 10.20

a Notary Public in and for said County, in the

State aforesaid, DO HEREBY CERTIFY that Jimmy L. King and Kathy M. King

personally known to me to be the same person as 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

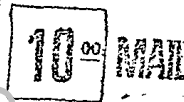
waiver of the right of homestead.

Witness my hand and official seal this 15th day of August, 1983



Commission Expires 7-17-86

Timothy D. Gasior
Timothy D. Gasior Notary Public



25 AUG 03 2:22



Loan # 1443-0379-9
Mail To: United Savings of America
7905 So. Cicero, Suite 200
Chicago, IL 60652

Box

Trust Deed and Note

TO

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT