

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.

27411840

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 4851 N. Hamilton, County of Cook, and State of Illinois, ~~Chicago~~ and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to JAMES HERNANDEZ, A WIDOWER AND NOT REMARRIED, of 4851 N. Hamilton, 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

LOT 20 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 21 IN ROOD'S SUBDIVISION OF PART OF MARBACH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 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.

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, 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, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
\$ 34,000.00 after date for value received I (we) promise to pay to the order of JAMES HERNANDEZ, A WIDOWER AND NOT REMARRIED, the sum of THIRTY FOUR THOUSAND AND NO/100 Dollars at the office of the legal holder of this instrument with interest at no per cent per annum after date hereof until paid, payable at said office, as follows: \$400.00 month, commencing February 1, 1985 last payment due March 1, 1992.

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 may (our) said attorney may do by virtue hereof.

IN THE EVENT of the trustee's death, inability, or removal from said 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 15th day of January, 19 85.

RETURN TO:
JAMES HERNANDEZ
PLEASE PRINT OR TYPE NAME(S) BELOW
4851 N. Hamilton
Chicago, Illinois

Frank Heredia (SEAL)
FRANK HEREDIA
Hermilia Heredia (SEAL)
HERMILIA HEREDIA, HIS WIFE

This instrument was prepared by EDWARD WHITEFIELD, 1040 W. Wilson, Chicago, IL. 60640
(NAME AND ADDRESS)

27411840
Recorder's Office

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, RITA A. KOBA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK HEREDIA and HERMILA HEREDIA, HIS WIFE,

personally known to me to be the same person^s whose name^s 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 15th day of January, 19 85.

(Impress Seal Here)

Rita A. Koba
Notary Public

Commission Expires December 17, 1988.

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Box

Trust Deed and Note

FRANK HEREDIA and
HERMILA HEREDIA, HIS WIFE
TO
JAMES HERNANDEZ,
A WIDOWER + NOT
RE MARRIED

EDWARD WHITEFIELD
1040 W. WILSON AVENUE
CHICAGO 40, ILLINOIS
728-6668

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT