

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 Palatine 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 DAVID B. GRAFF

Evaston, of Cook 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:

UNIT 3 IN BUILDING 18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HERITAGE MANOR IN PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22165443, IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2010 Hancock Drive
Palatine, IL 60067

PIN: 02-01-102-045-1251 Vol. 148

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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 incurred taxes 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 12% 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:

\$ 2,000.00 December 20, 1984

SEVENTY (70) DAYS after date for value received (we) promise to pay to the order of DAVID B. GRAFF the sum of TWO THOUSAND AND 00/100 (\$2,000.00) Dollars

at the office of the legal holder of this instrument with interest at 12 per cent per annum after date hereof until paid, payable at said office, as follows: \$1,000.00 plus accrued interest on or before March 1, 1985, with the balance of principal and accrued interest to be paid on or before May 1, 1985.

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 STUART H. WOLF 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 20th day of December, 1984.

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

Edward D. Herrick (SEAL)
EDWARD GARDNER HERRICK

Jane Mary Herrick (SEAL)
JANE MARY HERRICK

This instrument was prepared by STUART H. WOLF, LTD., 3233 N. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL (NAME AND ADDRESS) 60004

My Commission Expires October 17, 1987

May E. Jensen
Notary Public

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Above Space For Recorder's Use Only

27471564

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, STUART H. WOLF, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD GARDNER HERRICK and JANE MARY HERRICK, 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 20th day of December, 1984

(Impress Seal here)

Stuart H. Wolf
Notary Public

Commission Expires P 17/85

27471564

Box

Trust Deed and Note

EDWARD GARDNER HERRICK and JANE

MARY HERRICK, his wife,

TO

DAVID B. GRAFF

MAIL TO:
STUART H. WOLF, LTD.
3233 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004

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