

GEORGE E. COLE
LEGAL FORMS

FORM NO. 2604
April, 1980

TRUST DEED AND NOTE
(ILLINOIS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

27 111 275

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

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NOTE

THIS INDENTURE WITNESSETH, That the undersigned as grantors, 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 ALEXANDER NIMCZENKO, A MARRIED MAN

, of ADDISON County of DUPAGE 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:

10.00

Above Space For Recorder's Use Only

LOT 33 in Agur's Subdivision of Block 17 in Edward Simon's Subdivision of the South East 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as; 1719 N. Drake, Chicago, 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:

\$ 3,000.00 May 31, 19 84
after date for value received R(we) promise to pay to the order of Alexander Nimczenko the sum of Three Thousand and no/100 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: in monthly principal and interest installments of \$266.55 commencing July 01, 1984

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 DuPage County, or of his resignation, refusal or failure to act, then Anna Nimczenko 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 31st day of May, 19 84

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

Juan Ramos (SEAL)
Juan Ramos
Francisca Ramos (SEAL)
Francisca Ramos

27 111 275

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Ulana M. Baransky, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Juan Ramos and Francisca Ramos

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 31st. day of May, 19 84.

(Impress Seal Here)

Ulana M. Baransky
Notary Public

Commission Expires 12/9/86

Box **BOX 333**

Trust Deed and Note

TO

MAIL TO:

27 111 275

GEORGE E. COLE®
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