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GEORGE E. COLE  
LEGAL FORMS

FORM NO. 2504  
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.

27179046

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, 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 60 in W. O. Olsen's Resubdivision of Block 7 part of Block 6 and vacated streets and alleys in Cushing's Subdivision of the West 50 acres of the North 20 acres of the Northeast 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 20, 1928 as Document Number 10, 094, 359, in Cook County, Illinois.

Commonly known as: 4228 West Willington, Chicago, Il. 60641

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 on 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:  
\$ 9,491.40 June 29, 1984  
On Demand after date for value received I (we) promise to pay to the order of United Savings Of America the sum of Nine thousand Four hundred ninety one and 40/100 Dollars at the office of the legal holder of this instrument with interest at 15.9 per cent per annum after date hereof until paid, payable at said office, as follows: 36 Payments at Two hundred sixty three and 65/100 (263.65)

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 Donna Adams 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 29th day of June, 1984

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

Donna Adams (SEAL)  
Bonia I. Hernandez  
Jose H. Trizarry (SEAL)

This instrument was prepared by DONNA ADAMS, 7900 So. Austin, Burbank, Il. 60459  
Loan # 3378-7 (NAME AND ADDRESS)

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Donna Adams, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sonia T. Hernandez and Jose H. Trizarry, Jointly

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

Given under my hand and official seal this 29<sup>th</sup> day of June, 19 84

(Imprint Seal Here)

Donna Adams  
Notary Public  
DONNA ADAMS

Commission Expires 3-15

19 JUL 84 3:03



JUL 14 6 70 • 27179046 • A — Rec

10.21

LOan # 3378-7  
Mail To U.S.A. Consumer Credit Corp.  
7900 So. Austin  
Burbank, IL. 60459

Box \_\_\_\_\_  
Trust Deed and Note  
TO \_\_\_\_\_

MAIL TO: \_\_\_\_\_  
GEORGE E. COLE®  
LEGAL FORMS

END OF RECORDED DOCUMENT