

# UNOFFICIAL COPY

GEORGE F. COLE  
LEGAL FORMS

TRUSTEE'S DEED  
(ILLINOIS)

8 5 1 6 7 0 2 5

THIS INSTRUMENT WITNESSETH: That the undersigned grantors, of 2435 W. Belle Plaine, 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

85167025

Andrew Russo  
Lincoln National Bank 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:

Blank Space For Recorder's Use Only

Lot 19 in Block 3 in Stensland's subdivision of the East 664.7 feet of Lots 1 to 4 in Conroy and Magoffin's subdivision of the south 1/2 of the southeast 1/4 of section 13, Township 40 north, Range 13, East of the third Principal Meridian, in Cook County, Illinois. Permanent Tax No. 13-13-418-010.

THIS INSTRUMENT WAS  
PREPARED BY  
GENE L. TORNELSON  
LINCOLN NATIONAL BANK  
3959 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60613

hereby releasing and waiving all right, under and by virtue of the homestead exemption to said State of Illinois. GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the same in the best condition to their full market value, to pay all principal, interest 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 trustee is authorized to attend to the same and pay the bill therefor which shall constitute a lien on the premises, become due immediately, without demand. In default of any payment hereunder, trustee may declare the whole instrument due and proceed accordingly.

AS TO OTHER SECURITY grantors hereby assign, transfer and set over to trustee all the trusts, 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 turn the said premises as he may deem proper and to apply the money so obtained to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantors to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In full, notwithstanding, for the purpose of securing performance of the foregoing obligation, to-wit: \$5,922.00 August 16, 1985 24 months after date for value received. I hereby promise to pay to or on behalf of Lincoln National Bank, 3959 N. Lincoln Avenue, Chicago, Illinois, the amount of Five thousand nine hundred twenty-two dollars and 00/100 Dollars, at the office of the legal holder of this instrument with interest at 9 per cent per annum after date hereof and paid, payable as and often as follows: 23 monthly payments of \$245.00 each beginning on September 16, 1985 and a final payment of \$287.00 due on August 16, 1987.

And to secure the payment of said amount (two) hereby authorize irrevocably any attorney or agent 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 (two) said attorney may do by virtue hereof.

IN THE EVENT of the trustee's death, inability or removal from and County of Cook, Illinois, or his resignation, refusal or failure to act, then Gene L. Tornelson, of said County, is hereby appointed to be the first successor in this trust, and if for any like cause first successor or his or she refuses to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed as 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 16th day of August, 1985

PLEASE PRINT ON THIS FORM  
85167025

Gene L. Tornelson (S) (M)  
Jose J. DeLuna (S) (A)  
Maria Luz DeLuna

STATE OF Illinois

COUNTY OF Cook

**UNOFFICIAL COPY**

I, Kay Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jose J. DeLuna and Maria Luz DeLuna

personally known to me to be the same person ~~s~~ whose names ~~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 16th day of August, 1985.

(Impress Seal Here)

*Kay Johnson*  
Notary Public

Commission Expires May 30, 1988

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**-85-167025**

Box

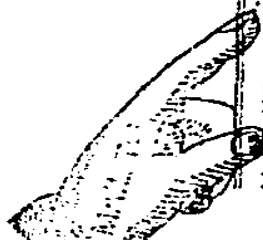
**Trust Deed and Note**

Jose J. DeLuna and

Maria Luz deLuna

TO

Andrew Russo  
Lincoln National bank  
3959 N. Lincoln Avenue  
Chicago, Illinois 60613



MAIL TO:

LINCOLN NATIONAL BANK  
3959 LINCOLN AVENUE  
CHICAGO, ILLINOIS 60613

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office