

TRUST DEED AND NOTE  
(ILLINOIS)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

85286840

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 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

THE NORTH 1/2 OF LOT 19 IN BLOCK 2 IN D.M. BAKER'S SUBDIVISION OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 38 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. Permanent Real Estate Index Number(s): 20-19-416-007 RP Address(es) of Real Estate: 6927 SOUTH DAMEN CHICAGO, IL 60636

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 encumbrances 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. Or 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$ 9,347.25 ON DEMAND after date for value received, NOVEMBER 13, 1985 (we) promise to pay to the order of UNITED SAVINGS OF AMERICA (\$9347.25) the sum of NINE THOUSAND THREE HUNDRED FORTY-SEVEN AND 25/100 \*\*\*\*\* DOLLARS at the office of the legal holder of this instrument with interest at 15.00 per cent per annum after date hereof until paid, payable at said office, as follows: 60 PAYMENTS AT TWO HUNDRED TWENTY-SIX AND 81/100 \* \* \* \* \* DOLLARS

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 ~~of said County, is hereby appointed to act in the event of the trustee's death, inability, or removal from said County, or of his resignation, refusal or failure to act, then~~ 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 13TH day of NOVEMBER, 1985.

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

Pratt L. Hubbard (SEAL)  
PRATT L. HUBBARD  
Barbara Hubbard (SEAL)  
BARBARA HUBBARD

This instrument was prepared by VICKI COLUMBUS, 7900 S. AUSTIN, DUBUQUE, IL 60450 (NAME AND ADDRESS)

85286840

Box \_\_\_\_\_

# Trust Deed and Note

TO

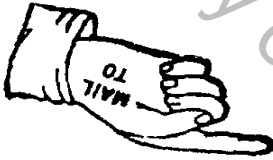
# UNOFFICIAL COPY

11.25

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

015082-58



MAIL TO: U.S.A. CONSUMER CREDIT CORPORATION  
7900 S. AUSTIN  
GURRANK, IL 60759  
LOAN NO. 12-012304-2

DEPT-01 RECORDING \$11.25  
TRAN 0276 11/18/85 14 48 00  
#3054 # D \* 85-286840

Commission Expires 7-7-87

(Impress Seal Here)

*Victoria J. Cummings*  
Notary Public

waiver of the right of homestead. Given under my hand and official seal this 13th day of November, 1985

instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and personally known to me to be the same person, 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

BARBARA HUBBARD, HUSBAND AND WIFE

State aforesaid, DO HEREBY CERTIFY that PRATT L. HUBBARD AND

I, *Victoria J. Cummings* a Notary Public in and for said County, in the

STATE OF ILLINOIS }  
COUNTY OF COOK }  
SS.