

TRUST DEED AND MORTGAGE
(ILLINOIS)

UNOFFICIAL COPY

86-1529

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THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 6025 W. Melrose, 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 Andrew J. Russo of 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:

Above Space For Recorder's Use Only

Lot 1 in the Resubdivision of Lots 77 and 78 in Charles Booth's Belmont Avenue Addition to Chicago, being a Subdivision of the South 10 acres of the North half of the South half of the South West Quarter and the South half of the South half of the South West quarter of Section 20, Township 40 North, Range 13, 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): 15-20-331-009 Address(es) of Real Estate: 6025 W. Melrose - Chicago, Illinois 60634

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 see to, 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: \$ 8,691.00 36 Months after date for value received by or promise to pay to the order of Lincoln National Bank - 3959 N. Lincoln Avenue - Chicago, Ill. 60613 the sum of Eight Thousand, Six Hundred and Ninety-One Dollars and NO/100 Dollars at the office of the legal holder of this instrument with interest at 8 per cent per annum after date hereof until paid, payable at said office, as follows: 35 payments of \$241.00 beginning October 4, 1986 and a final payment of \$256.00 due on September 4, 1989

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 Gene L. Torkelson 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 26th day of August 19 86

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

Israel Pacheco (SEAL)
Ada Pacheco (SEAL)

This instrument was prepared by Gene L. Torkelson - Senior Vice President NAME AND ADDRESS.

861529

Box _____

Trust Deed and Note

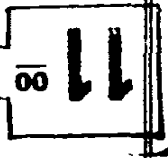
Israel Pacheco and
Ada Pacheco
6025 W. Melrose
Chicago, Illinois 60634

TO
Andrew J. Russo --Senior Vice Pres.
Lincoln National Bank

5555 N. Lincoln Avenue
Chicago, Illinois 60613

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MAIL TO:



GEORGE E. COLE
LEGAL FORMS

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86-416294

Property of Cook County Clerk's Office

SEP-10 4 14 86

Commission Expires

MAY 30, 1988

Notary Public

Kay Johnson

(Impress Seal Here)

waiver of the right of homestead. Given under my hand and official seal this 26th day of August, 1986

instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and appeared before me this day in person and acknowledged that they signed, sealed and delivered the said personally known to me to be the same persons whose names are subscribed to the foregoing instrument.

I, Israel Pacheco and Ada Pacheco State aforesaid, DO HEREBY CERTIFY that

Kay Johnson

a Notary Public in and for said County, in the

STATE OF Illinois }
COUNTY OF Cook }
SS.

86-416294