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1988 SEP 30 PM 12:04

86445059

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

70-67-383 DS

86445059

11.00

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Calumet City, 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 OAK RIVER HOMES, INC., of Calumet City, 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:

Lots 2, 3 and 4 in Block 1 in South Lawn Addition to Calumet City, being a resubdivision of Blocks 5 to 16, both inclusive, and vacated street in Ingram's Addition to Hegewisch, being a subdivision of 82.26 acres of the North West quarter of Section 7, Township 36 North, Range 15, East of the Third Principal Meridian (except therefrom the right of way of the South Chicago and Southern Railroad Company and the right of way of the Hammond Belt Railroad, Company, in Cook County, Illinois.

Trustee agrees to provide Grantor or its assigns and transferees, with a Partial Release and Satisfaction of the Trust Deed and Note upon payment of at least 1/3 of the \$21,000.00, plus applicable interest, relating to the future sale of any one of the individual lots which are the subject matter of this transaction.

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:  
\$ 21,000.00 August 12th, 19 86  
Six months after date after date for value received (we) promise to pay to the order of OAK RIVER HOMES, INC. the sum of TWENTY-ONE THOUSAND and no/100 Dollars  
at the office of the legal holder of this instrument with interest at 10 1/2 per cent per annum after date hereof until paid, payable at said office, as follows: at maturity

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 WILLIAM C. DOWD, 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 12th day of August, 19 86.

PINNACLE BUILDERS INC.  
BY: Michael R. Remond (SEAL)  
President

ATTEST: Michael R. Remond (SEAL)  
Secretary

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

BOX 317-HV

\*MAIL TO:

\*This instrument was prepared by WILLIAM C. DOWD, 4001 W. 95th St., Oak Lawn, Illinois (NAME AND ADDRESS)

ADDRESS OF PROPERTY: (1103) (1109) (1111) CLEVELAND, CALUMET CITY, IL  
PIN: 30-07-112-011, 012, 010

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Box 317

Trust Deed and Note

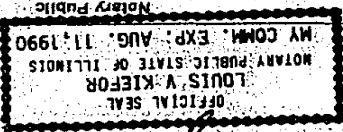
Ann O'Boyle  
TO

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office  
86445059

Commission Expires ~~Nov 30, 1986~~



(Impress Seal)

Given under my hand and official seal this 12<sup>th</sup> day of August, 1986

waiver of the right of homestead.  
instrument as his 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 name is subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledged that he signed, sealed and delivered the said

State aforesaid, DO HEREBY CERTIFY that

Michael R. Kenock  
President of Financial Builders Inc

I, Louis V. Kiefer

STATE OF ILLINOIS  
COUNTY OF COOK  
SS. }

