

UNOFFICIAL COPY

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

86062371

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 1569 Columbia, 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 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 10 (except the Northerly 115.5 feet thereof) in Roundtree Commons, a Subdivision in Section 25, Township 41 North, Range 10 East of the Third Principal meridian, in Cook County, Illinois, commonly known as 1569 Columbia, Elk Grove Village, IL 60007

Permanent Tax No. 07-25-310- & 076

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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 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. 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
\$ 23,523.50 February 3 19 86
60 months after date for value received (we) promise to pay to the order of Lincoln National Bank, 3959 N. Lincoln Avenue, Chicago, IL 60613 the sum of Twenty three thousand five hundred twenty three dollars and 50/100 Dollars at the office of the legal holder of this instrument with interest at 8.5 per cent per annum after date hereof until paid, payable at said office, as follows: 59 equal monthly payments of \$392.00 each beginning on March 10, 1986 and a final payment of \$395.50 due on February 10, 1991

And to secure the payment of said amount (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 3rd day of February 19 86

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
THIS INSTRUMENT WAS PREPARED BY
GENE L. TORKELSON
LINCOLN NATIONAL BANK
3959 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60613

William E. Schultz (SEAL)
William E. Schultz
x/Gemma Giannini (SEAL)
Gemma Giannini

This instrument was prepared by Gene L. Torkelson - Senior Vice President LINCOLN NATIONAL BANK
(NAME AND ADDRESS) 3959 LINCOLN AVENUE
CHICAGO, ILLINOIS 60613

86062371

Box _____

Trust Deed and Note

William E. Schultz and

Gemma Giannini

TO

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

UNOFFICIAL COPY

MAIL TO:

LINCOLN NATIONAL BANK

3959 LINCOLN AVENUE

CHICAGO, ILLINOIS 60613

GEORGE E. COLE

LEGAL FORMS

140290-98-

FFB-13-86 3 1 1 8 1 0 86062371 A Sec 111

Property of Cook County Clerk's Office

13 FEB 86 10 2 31

Commission Expires May 30, 1988

Notary Public

Kay Johnson

(Impress Seal in 2)

waiver of the right of homestead.
Given under my hand and official seal this 3rd day of February, 1986

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 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

I, Kay Johnson, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that William E. Schultz and Gemma Giannini

STATE OF Illinois
COUNTY OF Cook
SS. }