

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

86071317

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 2404 S. Elmwood, 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:

Lot 42 in 25th Street Land Trust subdivision of the North half of the South East quarter of the North East quarter of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook county, Illinois

Permanant Tax #16-30-222-019

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 tenatable 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:  
\$ 27,720.00 February 13 19 86  
96 months after date for value received (we) promise to pay to the order of Lincoln National Bank, 3959 N. Lincoln Avenue, Chicago, Illinois 60613 the sum of Twenty seven thousand seven hundred twenty dollars and 00/100 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: 96 equal monthly payments of \$288.75 each beginning on March 20, 1986

And to secure the payment of said amount K(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 14th day of February, 19 86

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

THIS INSTRUMENT WAS  
FILED IN THE  
CLERK'S OFFICE OF THE  
LINCOLN NATIONAL BANK  
3959 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60613

Emil Joseph Viktora (SEAL)  
Gene L. Torkelson  
Mary A. Viktora (SEAL)

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

86071317

Box \_\_\_\_\_

# Trust Deed and Note

Emil Joseph Viktora and

Mary A. Viktora

TO

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

30011  
**UNOFFICIAL COPY**



MAIL TO:

LINCOLN NATIONAL BANK  
3959 LINCOLN AVENUE  
CHICAGO, ILLINOIS 60613  
GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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Commission Expires May 30, 1988

(Impress Seal)

*Kay Johnson*  
Notary Public

Given under my hand and official seal this 14th day of February, 1986, I, Kay Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Emil Joseph Viktora and Mary A. Viktora are 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 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.

STATE OF Illinois }  
COUNTY OF Cook }  
ss.

Emil Joseph Viktora and Mary A. Viktora