

TRUST DEED AND NOTE
(ILLINOIS)

UNOFFICIAL COPY

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

86079506

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 4046 N. Francisco, 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

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 4 (except the North 8 foot thereof) and the North 16 foot of Lot 5 in Block 14 in Rose Park, a Subdivision of the East 1/2 of the South West 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index # 13-13-329-019 *ALL*

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:

\$ 9,805.00 February 18, 19 86
48 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 Nine Thousand, Eight Hundred and Three Dollars and NO/100 Dollars at the office of the legal holder of this instrument with interest at 9 per cent per annum after date hereof until paid, payable at said office, as follows: 48 Monthly Payments - 47 @ \$204.00 beginning March 18, 1986 and a final payment of \$215.00 due on February 18, 1990

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 or any 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 Gono 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 18th day of February, 19 86

THIS INSTRUMENT WAS PREPARED BY

GONO L. TORKELSON
LINCOLN NATIONAL BANK
3959 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60613

George E. Kleinhaus (SEAL)
George E. Kleinhaus
Helen Kleinhaus (SEAL)
Helen Kleinhaus

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

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

86079506

Box _____

Trust Deed and Note

George E. Kleinhans and
Helen Kleinhans
4046 N. Francisco
Chicago, Illinois 60618

TO

Andrew Russo-Senior Vice Pres.
Lincoln National Bank
955 N. Lincoln Avenue
Chicago, Illinois 60613

30011
UNOFFICIAL COPY

MAIL TO:



GEORGE E. COLE
LEGAL FORMS

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Property of Cook County Clerk's Office

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Commission Expires May 30, 1988

Kay Johnson
Notary Public

(Impress Seal Here)

Given under my hand and official seal this _____ 18th _____ day of _____ February _____, 1986

wiliver of the right of homestead.
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^s whose name^s 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 George E. Kleinhans and Helen Kleinhans

STATE OF Illinois }
COUNTY OF Cook }
SS.

90562098