

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 2458 Elm, 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:

86125657

Above Space For Recorder's Use Only

Lot 1 in Block 25 in Walter G. McIntosh and Company's River Park Addition being a subdivision of part of fractional Section 27 and 34, Township 40 North, Range 12 East of the Third Principal meridian, according to the plat recorded June 15, 1925 in Recorder's Office as Document 8944974 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): 12-27-422-014 TP
Address(es) of Real Estate: 2458 Elm, River Grove, IL 60171

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 tenable 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:
\$ 14,500.00 March 18, 1986
60 months after date for value received, (we) promise to pay to the order of Lincoln National Bank, 3959 N. Lincoln Ave., Chicago, Illinois 60613 the sum of Fourteen thousand five hundred dollars and 00/100 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: 59 equal monthly payments of \$241.00 each beginning on April 23, 1986 and a final payment of \$281.00 due on March 23, 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.

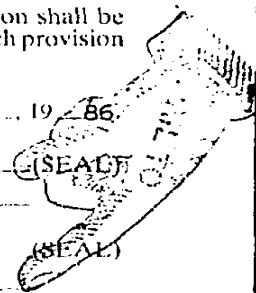
Witness our hands and seals this 18th day of March, 1986.

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

John R. Scholtes
John R. Scholtes

Doris L. Scholtes
Doris Scholtes



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

LINCOLN NATIONAL BANK
3959 LINCOLN AVENUE
CHICAGO, ILLINOIS 60613

86125657

Box _____

Trust Deed and Note

John R. Scholtes and

Doris Scholtes

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

2 APR 65 11: 56



Property of Cook County Clerk's Office

-86-125657

Commission Expires May 30, 1988

(Impress Seal Here)

Kay Johnson
Notary Public

Given under my hand and official seal this 18th day of March, 19 86.

walver of the right of homestead.

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 person, whose names are, subscribed to the foregoing instrument.

I, Kay Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Scholtes and Doris Scholtes

STATE OF Illinois }
COUNTY OF Cook }
ss.

45952198