

TRUST DEED AND NOTE  
(ILLINOIS)

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86294134

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THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 1837 Wesley \_\_\_\_\_ 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:

Blank Space For Recorder's Use Only

Lot 45 in the Resubdivision of that part of Block 2 lying North of Lyons Street in Lyon Gilbert and Woodfords Addition to Evanston in Section 13, Township 41 North, Range 17, East of the Third Principal Meridian, 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): 10-13-219-004  
Address(es) of Real Estate: 1837 Wesley Evanston, Illinois 60201

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 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, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:  
\$ 40,000.00 \_\_\_\_\_ June 30 19 86  
One Hundred & Eighty Three Days after date for value received I, we, promise to pay to the order of Lincoln National Bank - 3959 N. Lincoln Avenue - Chicago, IL 60613 the sum of Forty Thousand Dollars and NO/100 \_\_\_\_\_ Dollars at the office of the legal holder of this instrument with interest at 16.32% per cent per annum after date hereof until paid, payable at said office, as follows: One payment of \$42,406.58 due on December 30, 1986

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 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 30th day of June 19 86

THIS INSTRUMENT WAS PREPARED BY

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) GENE L. TORKELESON LINCOLN NATIONAL BANK 3959 N. LINCOLN AVENUE CHICAGO, ILLINOIS 80613

Gary A. Joyce (SEAL)

Patrice C. Joyce (SEAL)

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

86294134

Box

# Trust Deed and Note

Gary A. Joyce and  
Patrice C. Joyce  
1837 Wesley  
Evanston, Illinois 60201  
TO

Lincoln National Bank-  
Andrew J. Russo-Senior Vice Pres.  
3923 N. Lincoln Avenue  
Chicago, Illinois 60613

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MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

86-294134

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Commission Expires May 30, 1988

*Kay Johnson*  
Notary Public

(Impress Seal Here)

I, Kay Johnson a Notary Public in and for said County, in the  
State aforesaid, DO HEREBY CERTIFY that Gary Joyce and Patrice C. Joyce  
personally known to me to be the same person <sup>s</sup> whose name <sup>s</sup> 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.  
Given under my hand and official seal this 30th day of June, 19 86

86294134

STATE OF Illinois )  
COUNTY OF Cook )  
SS. \_\_\_\_\_