

86383432

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

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Hoffman Estates, 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 UNITED AMERICA FINANCIAL SERVICES, INC., of Bloomington, County of DuPage 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:

DEPT-01 RECORDING \$11  
TH4444 TRAN 0970 08/29/84 10:38:00  
#8548 # ID \*  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

Lot 11, Block 15 in Popular Mills unit Three, being a subdivision of parts in the Southeast Quarter of Section 24, and the Northeast Quarter of Section 25, both in Township 42 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's office of Cook County, September 13, 1977, as Document No. 241024+6.

SUBJECT TO: 1983 and subsequent years real estate taxes. Covenants, conditions and restrictions of record.

REAL ESTATE TAX NO: 01-25-211-011

PROPERTY ADDRESS: 3970 Huntington Blvd., Hoffman Estates, IL 60195

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 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, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:  
\$ 8,000.00 March 6 19 86  
ON DEMAND after date for value received I (we) promise to pay to the order of UNITED AMERICA FINANCIAL SERVICES, INC. the sum of EIGHT THOUSAND DOLLARS AND 00/100 Dollars  
at the office of the legal holder of this instrument with interest at 15.9 per cent per annum after date hereof until paid, payable at said office, as follows: 60 MONTHLY PAYMENTS AT ONE HUNDRED NINETY FOUR DOLLARS AND 55/100

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 March 6, 1986 County, or of his resignation, refusal or failure to act, then Note and Trust Deed 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 6th day of March, 19 86.

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

11.00

William W. Sorensen (SEAL)  
William W. Sorensen  
Wendy J. Sorensen (SEAL)  
Wendy J. Sorensen

This instrument was prepared by John T. Davis for United America Financial Services, Inc.  
(NAME AND ADDRESS) 107 So Bloomington Rd., Suite 102  
Bloomington Illinois 60108

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A 318 10F

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MAIL TO  
Box 334

UNOFFICIAL COPY

Trust Deed and Note

Box

Send to  
Ladd & Associates  
100 N. Bloomingdale Rd., Suite 102  
Bloomingdale, Illinois 60108

MAIL TO:

88323433

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk

88323433

137  
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State aforesaid DO HEREBY CERTIFY that William & Wendy Sorensen  
 1. Vera Carnduff a Notary Public in and for said County, in the  
 County of Daage State of Illinois  
 appeared before me this 6th day of March, 1986  
 personally known to me to be the same person whose names are subscribed to the foregoing instrument,  
 and that she acknowledged that they signed, sealed and delivered the said  
 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and  
 waiver of the right of homestead.  
 My Commission Expires Nov 13, 1988  
 Notary Public

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