

TRUST DEED AND MORTGAGE

NO. 26044

87659771

GEO. E. COLE & CO CHICAGO LEGAL BLANKS

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of Stanley Bernatavicius & Sofia Bernatavicius or survivor of them, 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 Stanley Bernatavicius & Sofia Bernatavicius or survivor of them County of Cook and State of Illinois the following described Real Estate, with all improve-

ments thereon, situated in the County of Cook in the State of Illinois to wit: Lot 121 in 2nd addition to Parkholm, a subdivision of the West part of Block 15 in Grant Land Association resubdivision in Section 21, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1918 S. 51st Ave., Cicero, Illinois

Permanent Index Number: 16-21-417-029-0000 GCO un

herby releasing and waving 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 % 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 re-let 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:

\$0,631.28 October 15 1987

Twenty Years after date for value received I (we) promise to pay to the order of Stanley & Sofia Bernatavicius

the sum of Forty Thousand Six Hundred Thirty-One and 28/100's-- Dollars at the office of the legal holder of this instrument with interest at 6 per cent. per annum after date hereof until paid.

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 hereafter 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 Twenty-Five Dollars Attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and 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 death, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then Nijole Simokaitis & Raymond Simokaitis of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse 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.

Witness our hands and seals this 15th day of October A. D. 1987

Signed and Sealed in the Presence of

Shirley M. Slating
M. B. ...

Nijole Simokaitis
Raymond Simokaitis

A-307

COMMERCIAL GUARANTY CO.
455 E. ... Street

Addison, Ill. 60101
(312) 824-7822

87659771

-87-659771

Trust Deed and Note

12.00

TO

STATE OF ILLINOIS

Cook

County,

I, Martin J. Drechen
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Nijole Simkatis and Raymond Simkatis
are personally known to me to be the same person S whose name
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 Notarial Seal this 15th

A. D. 19 87

day of October

My Commission expires October 15 19 92

OFFICIAL SEAL
MARTIN J. DRECHEN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 15, 1991

Notary Public

Return to : Martin J. Drechen
2318 S. Austin Blvd.
Cicero, Illinois 60650

SEP 20 1987 10:00 AM
122659771 * C # 659771
NOTARY PUBLIC STATE OF ILLINOIS
MARTIN J. DRECHEN

UNOFFICIAL COPY

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GEORGE COLE & COMPANY

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