

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.

88495106

THIS INDENTURE WITNESSETH. That the undersigned as grantors, of River Grove 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 Elmer W. Beck, trustee of Elmwood Park 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

The North 1/2 of the South 1/2 of Lot 17 in Volk Brothers third Addition to Chicago Home Gardens in the West 1/2 of the South East 1/4 of Section 26, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

17-18-88 43099 88498406 B - 100

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): 12-26-413-068 Address(es) of Real Estate: 2536 N. Bodd St - 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 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: \$ 3,587.04 after date for value received 1/1/88 promise to pay to the order of Thirty-six months October 17, 1988 1988 First Security Trust & Savings Bank - 7315 W. Grand Ave - Elmwood Park, Il. the sum of Three thousand five hundred eighty seven and 04/100 Dollars at the office of the legal holder of this instrument with interest at 12.00 per cent per annum after date hereof until paid, payable at said office, as follows: 36 payments at \$99.64 per month

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 Anthony F. Morelli 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 other provisions of this indenture.

Witness our hands and seals this 17th day of October, 1988

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

Maria Kardas (SEAL)

(SEAL)

124/E

This instrument was prepared by Lucille V. Barone for First Security Trust & Savings Bank (NAME AND ADDRESS) 7315 W. Grand Ave - Elmwood Park, Il. 60635

88498406

Box

Trust Deed and Note

Maria Kardas

to

James W. Beck, trustee
First Security Trust & Savings Bank
115 W. Grand Ave.
Wood Park, Ill. 60635

UNOFFICIAL COPY

MAIL TO:

91186188

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Commission Expires February 8, 1990

Notary Seal & Stamp
Notary Public

Lucille V. Barone
Notary Public

Given under my hand and official seal this _____ day of October, 1988.

wavier of the right of homestead.

instrument as _____ 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 she _____ signed, sealed and delivered the said

personally known to me to be the same person _____ whose name _____ is _____ subscribed to the foregoing instrument.

2536 N. Budd St - River Grove, Ill. 60171

State aforesaid. DO HEREBY CERTIFY that Maria Kardas

I, Lucille V. Barone, a Notary Public in and for said County, in the

STATE OF Illinois }
COUNTY OF Cook }
ss.

90156188