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878333141

-88-508656

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Mt. Prospect, 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 Philip Quattrocchi and Rose Mary Quattrocchi 743 North Northwest Highway, of Park Ridge, 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

LOT 1 IN LINCOLN CIRCLE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, (EXCEPT THE EAST 300.0 FEET THEREOF) IN TOWNSHIP 41 NORTH, RANGE 11, 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) 08-10-307-001-0000  
Address(es) of Real Estate: 400 Craig Court, Mt. Prospect, Illinois 60056

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:  
\$ 135,000 April 15 19 88  
Alan D. Wozniak and Colleen R. Wozniak after date for value received (to be) promise to pay to the order of Philip Quattrocchi and Rose Mary Quattrocchi the sum of One hundred Thirty-Five Thousand and no/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: installment of \$1,214.63 due on the first day of May, 1988 and the first day of each month thereafter until fully paid except that the final\*\*

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~~ 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 12 day of October, 19 88.

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

x Alan D. Wozniak (SEAL)  
Alan D. Wozniak  
x Colleen R. Wozniak (SEAL)  
Colleen R. Wozniak

This instrument was prepared by Armond A. Dinverno/Dinverno & Foltz 1301 W. 22nd St., Oak Brook, Illinois 60521

\*\*payment of principal and interest, if not sooner paid, shall be due on the first day of May, 2008.

-88-508656

Box \_\_\_\_\_

# Trust Deed and Note

TO

UNOFFICIAL COPY

\$12.00 MAIL

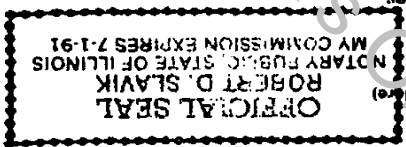
MAIL TO:

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LEGAL FORMS

Property of Cook County Clerk's Office

DEPT-01 \$12.25  
TRAN 3375 11/03/88 13:36:00  
#9776 # D \* 88-508656  
COOK COUNTY RECORDER

88598656



Commission Expires

*Robert D. Slawik*  
Notary Public

Given under my hand and official seal this 12<sup>th</sup> day of October, 1988

waiver 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,

88-508656

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan D. Wozniak and Colleen R. Wozniak

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_  
SS. \_\_\_\_\_