

8 3 3 9 2 0 0

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.

88359206

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of CITY OF CHICAGO, 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 SAVINGS OF AMERICA

CITY OF CHICAGO, County of COOK, of 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 46 IN BLOCK 31 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

88359206

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): 14-31-215-048

Address(es) of Real Estate: 1234 N. ARMITAGE CHICAGO, ILLINOIS 60622

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:

\$ 6,256.20 ON DEMAND after date for value received (we) promise to pay to the order of UNITED SAVINGS OF AMERICA the sum of SIX THOUSAND EIGHT HUNDRED FIFTY-SIX AND 22/100 Dollars at the office of the legal holder of this instrument with interest at 14.50 per cent per annum after date hereof until paid, payable at said office, as follows: 36 PAYMENTS AT ONE HUNDRED NINETY AND 45/100 DOLLARS

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 by the Recorder of Deeds of said County to be second successor in this trust.~~ 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 23RD day of JULY, 19 88.

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

Carmelo Garriga (SEAL)
CARMELO GARRIGA
Idma Garriga (SEAL)
IDMA GARRIGA

Box _____

Trust Deed and Note

UNOFFICIAL COPY

TO _____

MAIL 902653888

GEORGE E. COLE
LEGAL FORMS

DEPT-01 RECORDING \$12.25
7#2222 TRAM 3616 08/09/88 15:20:00
#2088 * B *--88-359206
COOK COUNTY RECORDER

Property of Cook County Clerks Office

MAIL TO: U.S.A. CONSUMER CREDIT CORPORATION
7900 S. AUSTIN
MURRANK, IL 60150
LOAN NO. 15330-4

MAIL TO



OFFICIAL SEAL
CHRISTINE COX
Notary Public, State of Illinois
Commission Expires 12/08/90
Commission Expires 12/8/90

I, _____, a Notary Public in and for said County, in the State of _____, DO HEREBY CERTIFY that _____ CAWFLA GABRICA AND _____ TOMA GABRICA, HUSBAND AND WIFE, personally known to me to be the same person 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 _____ 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 _____ day of _____, 19____.

Christine Cox
Notary Public

902653888

STATE OF ILLINOIS }
COUNTY OF COOK }
SS.