

UNOFFICIAL COPY
TRUST DEED AND NOTE
(ILLINOIS)
Cook County, Illinois
FEBRUARY 1985
90054800

525 601994

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90054800

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 5650 N. Francisco, 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 Lincoln National Bank

City of Chicago, 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 2 in Block 49 in W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, in the South West 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

13.00

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) 13-01-326-016-0000. Address(es) of Real Estate: 5650 N. Francisco - Chicago, Illinois 60659

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: \$28,244.16 January 23 1990 24 Months after date for value received (we) promise to pay to the order of Lincoln National Bank - 3959 N. Lincoln Avenue - Chicago, Ill. 60613 the sum of Twenty Eight Thousand, Two Hundred and Forty Four Dollars and 16/100 Dollars at the office of the legal holder of this instrument with interest at 12.0 per cent per annum after date hereof until paid, payable at said office, as follows: 24 payments of \$1,176.84 beginning February 27, 1990, final payment due on or before January 27, 1992.

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 (a) 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 Chicago Title and Trust Company 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 23rd day of January 1990

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

George V. Poovathur (SEAL)
George V. Poovathur
Ponnamma Poovathur (SEAL)
Ponnamma G. Poovathur

90054800

Box _____

Trust Deed and Note

George V. Poovathur and

Ponamma G. Poovathur

TO

Lincoln National Bank

3000 N. Lincoln Avenue
Chicago, Illinois 60613

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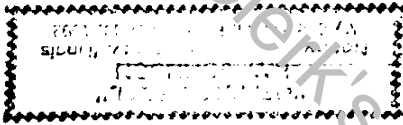
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MAIL TO:

Form 7-999 Standard, Inc.

Property of Cook County Clerk's Office

00845006



Commission Expires

(Impress Seal here)

Kay G. Rinder
Notary Public

Given under my hand and official seal this 23rd day of January, 1990

waiver of the right of homestead.
instrument as the [] free and voluntary act, for the uses and purposes therein set forth, including the release and
personally known to me to be the same persons, whose names are subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that they signed, sealed and delivered the said
State aforesaid, DO HEREBY CERTIFY that George V. Poovathur and Ponamma G. Poovathur
his wife, as joint tenants
the undersigned _____, a Notary Public in and for said County, in the

STATE OF ILLINOIS }
COUNTY OF Cook }
SS. }