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DEPT-01 RECORDING \$12.00  
T#4444 TRAM 2871 02/07/90 16:28:00  
#0418 # E \* -90 -064186  
COOK COUNTY RECORDER  
00064186

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Elmwood Park, 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

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:

LOT 16 IN BLOCK 2 IN MARWOOD'S ADDITION TO CHICAGO IN LEYDEN TOWNSHIP IN THE SOUTH EAST 1/4 OF SECTION 25, AND THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 5197471, IN COOK COUNTY, ILLINOIS.

00064186

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): 12-36-206-010-0000  
Address(es) of Real Estate: 2321 N. 73rd Ave - Elmwood Park, IL. 60635

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:  
\$ 26,717.40 January 23, 1990 19  
One hundred eighty months after date for value received (we) promise to pay to the order of First Security Trust & Savings Bank - 7315 W. Grand Ave - Elmwood Park, IL. the sum of Twenty six thousand seven hundred seventeen and 40/100 Dollars at the office of the legal holder of this instrument with interest at 6.59 per cent per annum after date hereof until paid, payable at said office, as follows: 180 payments at \$148.43 per month

And to secure the payment of said amount (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 remaining provisions of this indenture.

Witness our hands and seals this 23rd day of January, 1990

00064186

Steven T. Eggert (SEAL)  
Steven T. Eggert

Patricia A. Eggert (SEAL)  
Patricia A. Eggert

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

12.00 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

Box \_\_\_\_\_

# Trust Deed and Note

Steven T. and Patricia A. Eggert

TO

Ermer W. Beck, trustee  
First Security Trust & Savings Bank  
715 N. Grand Ave.  
Elmwood Park, IL. 60635

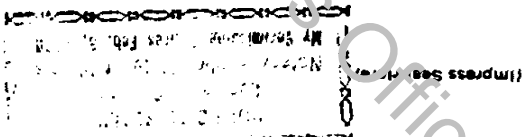
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MAIL TO:

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

Commission Expires February 8, 1990



*Lucille V. Barone*  
Notary Public

Given under my hand and official seal this 23rd day of January, 19 90

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 name are subscribed to the foregoing instrument.

2321 N. 73rd Ave - Elmwood Park, IL. 60635

State aforesaid, DO HEREBY CERTIFY that Steven T. Eggert and Patricia A. Eggert

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

STATE OF Illinois }  
COUNTY OF Cook }  
ss.