

UNOFFICIAL COPY

TRUST DEED AND NOTE (ILLINOIS)

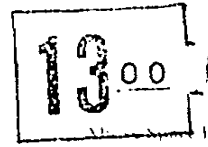
S.J. 0040977

CAUTION: This instrument is not a deed and does not create a lien or other interest in real estate. It is a trust deed and note, and its recording does not constitute a warranty of title or any other interest in real estate.

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of 2854 N. Keating, 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

90168554

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:



Lot 391 (Except the North 5 feet thereof) and the North 8 feet of Lot 390 in Koester and Zander a 2nd Section Line Addition, a Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 (except the East 153 feet thereof) in Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY, ILLINOIS

APR 16 9 47

90168554

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Permanent Real Estate Index Numbers: 13-27-122-026-0000 Address(es) of Real Estate: 2854 N. Keating, Chicago, Illinois 60641-5245

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 encumbrances 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to wit: \$ 27,509.76 48 months after date for value received (we) promise to pay to the order of Lincoln National Bank, 3959 N. Lincoln Ave., Chicago, Illinois 60613 the sum of Twenty-seven Thousand Five Hundred Nine and 76/100 Dollars at the office of the legal holder of this instrument with interest at 11.422 per cent per annum after date hereof until paid, payable at said office, as follows: 48 equal monthly payments of \$573.12 each beginning May 7, 1990 and the final payment due on April 7, 1994.

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, hereto ratifying and confirming all that (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 3rd day of April, 19 90.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES.

Hector Ortiz

(SEAL)

Sonia I. Ortiz

(SEAL)

This instrument was prepared by James E. Devenney, Assistant Vice President

LINCOLN NATIONAL BANK 3959 N. Lincoln Ave. CHICAGO, ILLINOIS 60613

Box _____

Trust Deed and Note

Hector Ortiz and

Sonia I. Ortiz, his wife

TO

Lincoln National Bank
3309 N. Lincoln Ave.
Chicago, IL 60613

10333

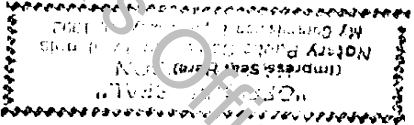
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MAIL TO:

Form B7-599 Bankforms, Inc

Property of Cook County Clerk's Office

45599100



Commission Expires

My Commission Expires 1992
Hector Ortiz
Notary Public, State of Illinois
(Impress Seal Here)

Given under my hand and official seal this 3rd day of April, 1990

wavier 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 is, are, subscribed to the foregoing instrument,

Tenancy in Common, but in JOINT TENANCY

State aforesaid, DO HEREBY CERTIFY that Hector Ortiz and Sonia I. Ortiz, his wife, not in

I, the undersigned

COUNTY OF Cook

STATE OF Illinois

ss.