

91070900

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.

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 MELVIN W. PRINTY, 835 Beech Drive

Bolingbrook, County of Will, 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:

THE SOUTH 20 FEET OF LOT 43 AND THE NORTH 10 FEET OF LOT 42 IN BLOCK 58 IN SOUTH LYNNE BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

DEPT-01 RECORDING 113.29
T#3333 TRAM 02/14/91 11:19:00
#1458 * C * -91-070900
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

This Is A Part-Purchase Money Mortgage

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): 20-19-225-006-0000
Address(es) of Real Estate: 6615 S. Winchester Ave., Chicago, IL 60636

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: \$ 1,000.00 after date for value received I (we) promise to pay to the order of MELVIN W. PRINTY, his successors and/or assigns the sum of ONE THOUSAND AND 00/100 (\$1,000.00) Dollars

at the office of the legal holder of this instrument with interest at 12.0 per cent per annum after January 10, 1991 until paid, payable at said office, as follows: Installment payments of \$100.00 each, November 10, 1991 falling due on the 10th day of each month hereafter, with the final payment of \$100.00 falling due on the 10th day of November, 1991

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney or 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 error 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 Will County, or of his resignation, refusal or failure to act, then DONNA PRINTY, 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 10th day of January, 1991.

Diane Smith (SEAL)
DIANE SMITH, a spinster
Sean J. Kindle (SEAL)
SEAN J. KINDLE, a bachelor

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE
OFFICIAL SEAL
DAVID A. GOLDMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/24/91

This instrument was prepared by David A. Goldman, Attorney at Law, 746 N. LaSalle St., Chicago, IL 60610
Mailed to: Melvin W. Printy, 835 Beech Dr., Bolingbrook, IL 60439

91070900

91070900

Box _____

Trust Deed and Note

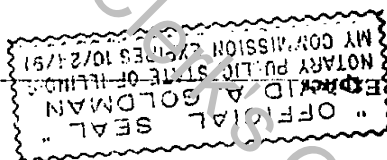
UNOFFICIAL COPY

TO

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office



(Impress Seal Here)

David A. Goldman
Notary Public

waiver of the right of homestead.

Given under my hand and official seal this 10th day of January, 1991, instrument as here 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 she subscribed to the foregoing instrument personally known to me to be the same person whose name is subscribed to the foregoing instrument

KINDLE, a bachelor

State aforesaid, DO HEREBY CERTIFY that DIANE SMITH, a spinster, and SEAN J.

I, DAVID A. GOLDMAN, a Notary Public in and for said County, in the

State of Illinois }
COUNTY OF Cook }
SS.

00694016