

91146349

CAUTION: This form is a general form and is not intended to be used for any specific purpose. It is not intended to be used for any purpose for which it is not specifically designed. It is not intended to be used for any purpose for which it is not specifically designed.

THIS INSTRUMENT 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 First State Bank of Chicago 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:

DEFINITION OF TERMS
1. "Grantor" means the person or persons who execute this instrument.
2. "Grantee" means the person or persons to whom this instrument is conveyed.
3. "Trustee" means the person or persons named as trustee in this instrument.
4. "Real Estate" means the land and improvements thereon described in this instrument.
5. "Debt" means any obligation of the grantor or grantors to pay money or to perform any other act.

Above Space For Recorder's Use Only

LOT 71 IN SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

91146349

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): 14-33-313-010 Address(es) of Real Estate: 1711 W. Halsted, Chicago, IL

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 or 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: \$ 25,000.00 Three years after date for value received (w.) promise to pay to the order of First State Bank of Chicago the sum of Twenty Five Thousand Dollars at the office of the legal holder of this instrument with interest at 10 per cent per annum after date hereof until paid, payable at said office, as follows: c/o Ansani & Ansani, 1411 W. Peterson, Park Ridge, IL 60068

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney or a 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 Cook County, or of his resignation, refusal or failure to act, then Theodore J. Ansani 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 18 day of March, 1991

Giovanni Delisi (SEAL)
Giovanni Delisi



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

ANSANI
ANSANI & ANSANI
1411 W. PETERSON
PARK RIDGE, ILL. 60068
(NAME AND ADDRESS)

91146349

This instrument was prepared by

1377 West

Box

Trust Deed and Note

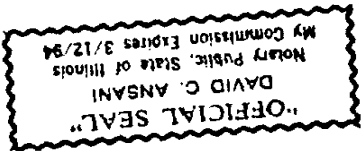
TO

UNOFFICIAL COPY

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office



(Commission Expires 3/12/94)

(Impress Seal Here)

day of MARCH 19 91
Notary Public
David C. Ansani

waiver of the right of homestead.
(Given with my hand and official seal this

instrument as follows: 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 HE signed, sealed and delivered the said
personally known to me to be the same person whose name IS subscribed to the foregoing instrument.

COOK COUNTY

State aforesaid, DO HEREBY CERTIFY that GIOVANNI DELISI, A BACHELOR
I, DAVID C. ANSANI, a Notary Public in and for said County, in the

STATE OF ILLINOIS
COUNTY OF COOK
SS.