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91303276

DEPT-01 RECORDING \$13.29
T#3333 TRAN 3925 06/21/91 15:03:00
#0285 : C *--91-303276
COOK COUNTY RECORDER

91303276

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the undersigned as grantors, 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 NICHOLAS J. LOMBARDI

of 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 35 in block 2 in Kralovec and Kaspar's Subdivision of the east half of the northeast quarter of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, (except the south 44 acres thereof) in COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 2242 S. Sawyer Avenue, Chicago, Illinois 60623.

P.I.N. 16 26 206 033
(THIS IS NOT HOMESTEAD PROPERTY)

91303276

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): 16 26 206 033 0000

Address(es) of Real Estate: 2242 S. Sawyer Avenue, Chicago, Illinois 60623

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. Or 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:

\$ 7,224.20 ONE YEAR after date for value received I (we) promise to pay to the order of NICHOLAS J. LOMBARDI the sum of

Seventhousand two hundred twenty-four and 20/100 Dollars at the office of the legal holder of this instrument with interest at 12 per cent per annum after date hereof until paid, payable to said office, as follows: \$650.00 on the 3rd day of July, 1991 and on the 3rd day of each month thereafter with a final payment of balance in full on June 3, 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 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 County, or of his resignation, refusal or failure to act, then JOHN G. SPATUZZA 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 JUNE, 1991.

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

Maria Amaya / Maria Marmolejo
MARIA AMAYA, now known as MARIA MARMOLEJO
married to (SEAL)
RAMON MARMOLEJO

This instrument was prepared by JOHN G. SPATUZZA, 221 N. LaSalle, #2000, Chicago, IL 60601
(NAME AND ADDRESS)

1329

Box _____

Trust Deed and Note

AMAYA/MARMOLEDO

TO

LOMBARDI

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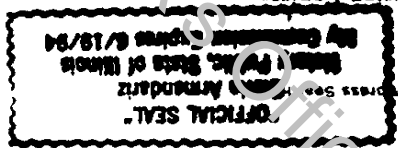
MAIL TO:



JOHN G. SPATUZZA
SPATUZZA AND SPATUZZA
221 N. LaSalle St., #2000
Chicago, IL 60601
GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

942330316



Commission Expires

Gloria Armendariz
Notary Public

Given under my hand and official seal this THIRD day of JUNE, 19 91

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
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
MARMOLEDO, her husband
State aforesaid, DO HEREBY CERTIFY that MARIA AMAYA, now know as MARIA MARMOLEDO and RAMON
1. GLORIA ARMENDARIZ, a Notary Public in and for said County, in the

STATE OF ILLINOIS }
COUNTY OF COOK }
ss.