

TRUST DEED AND NOTE
(ILLINOIS)

UNOFFICIAL COPY 92483339

REC'D FORMS
GEORGE E. COLE

Chicago, IL 60606
311 S. Wacker Drive, Suite 2600
Thomas J. Swabowski

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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 Bischoff, Maurides & Swabowski, Ltd., 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:

Above Space For Recorder's Use Only

Lot 148 and the North 1/2 of Lot 149 in Sam Brown's Jr.'s Pennock Subdivision of the North East 1/4 of Section 34, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

DEPT-01 RECORDING \$23.50
T#8888 TRAN 9304 07/02/92 10:29:00
#8065 \$ E * - 92 - 483339
COOK COUNTY RECORDER

92483339

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): 13-24-212-004-0000 and 13-24-212-005-0000 Address(es) of Real Estate: 2251 North Tripp, Chicago, Illinois

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: \$ 9,040.41 March 20, 19 92 on demand after date for value received I (we) promise to pay to the order of Bischoff, Maurides & Swabowski, Ltd. the sum of Nine Thousand Forty and 41/100 Dollars at the office of the legal holder of this instrument, with interest at _____ per cent per annum after date hereof until paid, payable at said office, as follows: Suite 2600, 311 S. Wacker Drive Chicago, IL

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, or of his resignation, refusal or failure to act, then Thomas J. Swabowski, 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 20 day of March, 19 92

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

x Zbigniew Huk (SEAL)
ZBIGNIEW HUK

(SEAL)

This instrument was prepared by Thomas J. Swabowski, Suite 2600, 311 S. Wacker Dr. Chicago, IL 60606 (NAME AND ADDRESS)

23/12

Box _____

Trust Deed and Note

UNOFFICIAL COPY

MAIL TO:

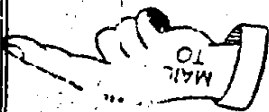
Thomas J. Swabowski

Blackoff, Mandes & Swabowski, Ltd.

311 S. Wacker Drive, Suite 2000

Chicago, IL 60606

GEORGE E. COLE
LEGAL FORMS



TO	Blackoff, Mandes & Swabowski, Ltd.
FROM	Thomas J. Swabowski
DATE	1997
AMOUNT	
INTEREST	
TERMS	
PROPERTY	
REMARKS	

Property of Cook County Clerk's Office

Notary Public

Commission Expires

Given under my hand and official seal this _____ day of _____, 1997

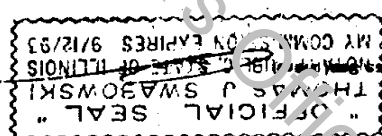
waiver of the right of homestead.

instrument as _____ 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 _____ signed, sealed and delivered the said

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument,

State aforesaid, DO HEREBY CERTIFY that _____ a Notary Public in and for said County, in the



Thomas J. Swabowski
Notary Public

92483339