

Form 403  
First Community Credit Union  
15715 Manchester Road  
P.O. Box 50  
Ballwin, MO 63011-3094

UNOFFICIAL COPY

DEED OF TRUST 92680515

This Deed, Made and entered into this 26TH day of AUGUST, 1992, by and between LEONARD R LLAPITAN AND JUDI M LLAPITAN, HIS WIFE of the COUNTY of COOK, and State of ILLINOIS, part IES of the first part, and JAMES R WEISKOPF, JR., AUTHORIZED AGENT of the COUNTY of ST LOUIS, and State of MISSOURI, part Y of the second part, and FIRST COMMUNITY CREDIT UNION 15715 MANCHESTER ROAD of the COUNTY of ST LOUIS, and State of MISSOURI, part Y of the third part.

Witnesseth, That the said part IES of the first part, in consideration of the debt and trust hereinafter mentioned and created, and of the sum of One Dollar to BE paid by the said part Y of the second part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said part Y of the second part, THEIR heirs, assigns, and successors in trust, the following described real estate, situated in the COUNTY of COOK, and State of ILLINOIS, to-wit:

THE SOUTH 1/2 OF LOT 7 IN C. F. NELSON'S FIRST ADDITION OF GRAND FARMS BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

10624 Waukegan Road Melrose Park 60164

12-29-410-029

92680515

TO HAVE AND TO HOLD the same with the appurtenances, to the part Y of the second part, and to HIS successor or successors in this trust forever. In Trust, However, for the following purposes:

WHEREAS, the said part of the first part, being justly indebted to the part Y of the third part for SAID money, have executed and delivered to the part of the third part, A negotiable promissory note of even date herewith, by which THEY promise to pay to the said FIRST COMMUNITY CREDIT UNION or order for value received TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS DOLLARS, described as follows:

DEPT-01 RECORDING \$23.50  
T#3333 TRAN 4000 09/14/92 15:12:00  
#0033 \* 92-680515  
COOK COUNTY RECORDER

Now, Therefore, if the said part of the first part, or anyone for THEM shall well and truly pay off and discharge the debt and interest expressed in the said note, and every part thereof, when the same become due and payable according to the true tenor, date and effect of said note, then this deed shall be void, and the property hereinbefore conveyed shall be released at the cost of the said part IES of the first part; but should the said first part IES fail or refuse to pay the said debt or the said interest, or any part thereof, when the same or any part thereof shall become due and payable, according to the true tenor, date and effect of said note, then the whole shall become due and payable, and this deed shall remain in force; and the said part Y of the second part, or in case of HIS absence, death, refusal to act, or disability in any wise, the (then) acting Sheriff of COUNTY OF COOK, State of ILLINOIS, at the request of the legal holder of said note may proceed to sell the property heretofore described,

or any part thereof, at public vendue to the highest bidder, at the front door of the Court House in the COUNTY of COOK, and State of ILLINOIS,

for cash, first giving days' public notice of time, terms, and place of sale, and of the property to be sold, by advertisement in some newspaper, printed and published in the COUNTY of COOK,

and upon such sale shall execute and deliver a deed in Fee Simple of the property sold, to the purchaser thereof, and receive the proceeds of sale; and any statement of facts or recitals by the said Trustee in relation to the non payment of the money secured to be paid, the advertisement, sale, receipt of the money, and the execution of the deed to the purchaser, shall be received as Prima Facie evidence of such fact; and said Trustee shall, out of the proceeds of said sale, pay, first, the cost and expense of executing this Trust, including legal compensation to the Trustee for HIS services; and next, HE shall apply the proceeds remaining over to the payment of said debt and interest or so much thereof as remains unpaid; and the remainder, if any, shall be paid to the part IES of the first part, or THEIR legal representative. S. And the said part Y of the second part Y covenant S faithfully to perform and fulfill the trust herein created, not being liable or responsible for any mischance occasioned by others.

IN WITNESS WHEREOF, the said part IES of the First Part have VE hereunto set THEIR hand S and seal D the day and year first above written.

Leonard R. Llapitan  
LEONARD R LLAPITAN

Judi M. Llapitan  
JUDI M LLAPITAN

Handwritten initials and date: 7/3/92

Acc 43348

UNOFFICIAL COPY

DEED OF TRUST

Recorded in Book ..... Page .....

FROM

TO

RECORDER'S FILING RECORD.

85080212

St. Louis Partners & Local Points Co., St. Louis, Mo.

A DIVISION OF



Property of Cook County Clerk's Office

the

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in

acknowledged said instrument to be the free act and deed of said corporation.

by authority of its Board of Directors; and said is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, and that the seal affixed to the foregoing instrument to me personally known, who, being by me duly sworn, did say that he is the

STATE OF MISSOURI,

On this day of

My term expires

Notary Public

and State aforesaid, the day and year first above written.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in

acknowledged said instrument to be the free act and deed of said corporation.

by authority of its Board of Directors; and said is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation,

and that the seal affixed to the foregoing instrument to me personally known, who, being by me duly sworn, did say that he is the

STATE OF MISSOURI,

On this day of

OFFICIAL SEAL  
ALISA H RODRIGUEZ  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 13, 1996

My term expires

Notary Public

and State aforesaid, the day and year first above written.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in

to me known to be the person S described in and who executed the foregoing instrument, and acknowledged that

executed the name as THEIR free act and deed.

LEONARD R LAPITAN AND JUDI M LAPITAN, HIS WIFE

STATE OF ILLINOIS, COUNTY of COOK, On this 26TH day of AUGUST, 1992,

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51305315  
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