

92761827

## TRUST DEED AND NOTE

THIS INDENTURE WITNESSETH, That the undersigned 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 Edwin Niemira, as Trustee of 1110 N. Ashland Ave. Chicago County of Cook and State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit:

Lot 28 in Block 7 in Johnston's Subdivision of the East half of the South East Quarter of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; also known as 1076 No. Marshfield Avenue, Chicago, Illinois

Parcel: 17-06-411-020-0000

THIS INSTRUMENT PREPARED BY  
EDWIN R. NIEMIRA - ATTORNEY  
1110 N. ASHLAND AVE., CHICAGO

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of 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 15% 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 receive 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:

7598.66 after date for value received I do promise to pay to the order of Bearer September 11th 1992 the sum of Seventy Five Hundred Ninety Eight Dollars and 66/100 Dollars on or before Six Months

at the office of the legal holder of this instrument with interest at 15 per cent. per annum after date hereof until paid.

And to secure the payment of said amount I do 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 hereafter 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 consent to immediate execution upon such judgment, hereby ratifying and confirming all that my attorney and attorney may do by virtue hereof.

IN THE EVENT of the death, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then Agnes Niemira of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse 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 thereon receiving his reasonable charges.

Witness our hands and seals this Eleventh day of September A. D. 1992

Signed and Sealed in the presence of

*[Signature]*

*[Signature]* Stella Niemira

(Seal)

(Seal)

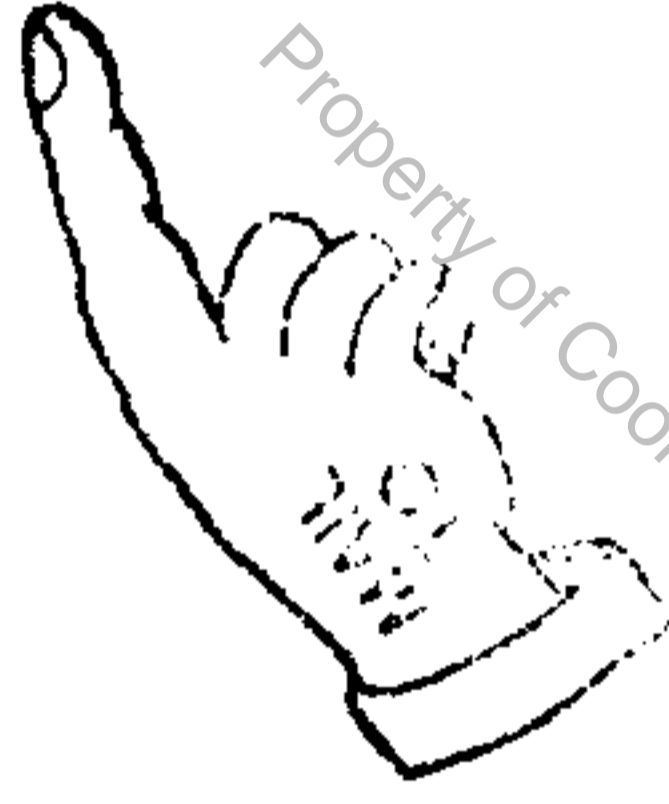
9350

# Trust Deed and Note

TO

DEPT-01 RECORDING 10/11/92 10:15:00  
141118AM 825 10/11/92 10:15:00  
#1303 #-52-761827  
COOK COUNTY RECORDER

2761827



Property of Cook County Clerk's Office

After Recording return to:  
Edwin Niemira  
1110 No. Ashland Avenue  
Chicago, Illinois 60622

Notary Public

*Edwin Niemira*  
September 11, 1992

My Commission expires

COOK COUNTY RECORDER  
EDWIN NIEMIRA  
NOTARY PUBLIC  
MY COMM. EXPIRES 10/11/92

I, the undersigned  
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby  
certify that Stella Krawczyk, a widow and not remarried  
personally known to me to be the same person whose name  
is subscribed to the foregoing Instrument, appeared before me this day in person  
and acknowledged that she signed, sealed and delivered the said Instrument as  
her free and voluntary act for the uses and purposes therein set forth,  
including the release and waiver of the right of husband.  
(Given under my hand and Notarial Seal this 11th day of September, A. D. 1992)