

TRUST DEED AND NOTE
(ILLINOIS)

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CAUTION: Consult a lawyer before signing or being under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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 CARLOS A. VAZQUEZ and DAVID S. MEJIA 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:

DEPT-01 RECORDINGS \$23.50
T47777 TRAM 3239 07/23/93 13:31:00
#4176 # -93-575541
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

LOT 31 IN TALBOT'S SUBDIVISION OF THAT PART OF BLOCK 13 LYING WEST OF GREEN BAY ROAD IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTH EAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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): 14-20-225-027-0000. Address(es) of Real Estate: 1116 West Addison, Chicago, Illinois 60613

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 tenable 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$ 15,000.00 July 16, 1993 after date for value received, I (we) promise to pay to the order of CARLOS A. VAZQUEZ and DAVID S. MEJIA the sum of FIFTEEN THOUSAND (\$15,000.00) ***** Dollars at the office of the legal holder of this instrument with interest at 0% per cent per annum after date hereof until paid, payable at said office, as follows: Upon closing of PROPERTY

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And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney or any agent 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 claims 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 County, or of his resignation, refusal or failure to act, then _____ 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 state this 16th day of July, 1993

PLEASE PRINT NAME TYPE HANDWRITING BELOW SIGNATURE(S)

73.50
APR 1


X Carlos Alvarez (SEAL)
DAVID S. MEJIA (SEAL)

This instrument was prepared by Vazquez & Vazquez, 140 S. Dearborn, Chicago, IL 60603 (NAME AND ADDRESS)

Box _____

Trust Deed and Note

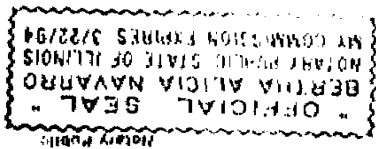
To _____

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MAIL TO:

**GEORGE E. COLE,
LEGAL FORMS**

Property of Cook County Clerk's Office



Bertha Alicia Navarro

Commission Expires 3/22/94

I, **BERTHA ALICIA NAVARRO**, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RENE ALVAREZ** personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead (even where my hand and official seal this _____ day of _____ 1993.

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