

TRUST DEED & NOTE
(Illinois)

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95017410

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THIS INDENTURE WITNESSETH, That the undersigned as grantors, of **Harvey, 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 **Dolphin Mortgage, Inc. a Corporation of Bartlett, 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 RECORDING \$23.50
T46666 TRAN 3807 01/10/95 11:36:00
#0185 * LC * -95-017410
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

Lot 25 and the West 1/2 of Lot 24 in Block 81 in Harvey, In Section 17, Township 36 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): 29-17-122-028, Volume 209

Address(es) Of Real Estate: 121 East 155th Street, Harvey, Illinois 60426

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 attend to the same and pay the bills therefor, which shall, with 18% 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 the 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:

\$15,000.00

January 9, 1995

Paid In Full after date received I (We) promise to pay to the order of **Dolphin Mortgage, Inc., 4415 West Harrison Street - Suite 241, Hillside, Illinois 60162**, the Sum of **Fifteen Thousand Dollars and Zero Cents** at the office of the legal holder of this instrument with interest at 0 (Zero) per cent per annum after date hereof until paid, payable at said office, as follows: a **Balloon Payment of \$15,000.00 Due On or Before February 15, 1995**.

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 judgement without process in favor of the holder of this instrument for such amount as may appear to be paid 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 judgement, 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 DuPage County, or of his resignation, refusal or failure to act, then **Dolphin Mortgage, Inc.**, 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 9th day of January, 1995

Ursulla Allen
Ursulla Allen



"OFFICIAL SEAL"
GIANCARLO JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/23/98

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01/10/2013

Property of Cook County Clerk's Office

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