

TRUST DEED AND NOTE

NO. 2604 W

95270598

GEORGE COLE & CO CHICAGO
LEGAL BLANKS

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 PRIMITIVO CRUZ of Chicago, Illinois

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 31 in Block 5 in Levi P. Morton's Subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

PIN 16-24-308-022 Address: 2862 West 21 St. Chicago, Ill.

hereby releasing and waving 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 10% 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 re-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:

Chicago, Ill April 29, 1994 xxx

One year after after date for value received I (we) promise to pay to the order of PRIMITIVO CRUZ

the sum of FOUR THOUSAND and no/100 (\$4,000.00) Dollars at the office of the legal holder of this instrument with interest at 8% per cent. per annum after ~~the maturity~~ maturity until paid.

~~And to secure the payment of said amount I (we) hereby authorize, irrevocably, any attorney of any court 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 Twenty-Five Dollars 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 (our) said 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 Maria Cruz 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 thereto on receiving his reasonable charges.

Witness our hands and seals this 29th day of APRIL A. D. 1994

Signed and Sealed in the Presence of

THIS INSTRUMENT WAS PREPARED BY
ANTHONY L. LAFRANCOS, Attorney
2212 W. Cermak Rd.
Chicago, IL 60608

[Signature] [Seal]
Jose L. Chavez P. [Seal]

23 Returns to Box 17

95270598

Trust Deed and Note

TO



Property of Cook County Clerk's Office

GEORGE E. COLE & COMPANY

5630 N. 29th

STATE OF Illinois

Cook County, Ill.

[Signature]

DEPT-01 RECORDING \$23.00
T#2222 TRAN 8459 04/25/95 14:50:00
#8377 # KB *-95-270598
COOK COUNTY RECORDER

My Commission expires March 16, 1995.

I, Anthony L. Lapinskas

a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby

certify that Erendira Diaz and Jose L. Chavez

personally known to me to be the same persons whose name

are subscribed to the foregoing Instrument, appeared before me this day in person

and acknowledged that they signed, sealed and delivered the said Instrument as

their free and voluntary act for the uses and purposes therein set forth,

including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 29th

day of APRIL, A. D. 1994.

[Signature]

Notary Public.