

UNOFFICIAL COPY

TRUST DEED AND NOTE
(ILLINOIS)

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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 JAMES H. ANDRLE,

VICE PRESIDENT OF FIRST SECURITY TRUST & SAVINGS BANK

of ELMWOOD PARK, County of COOK

and State of ILLINOIS

as trustee, the following described Real Estate, with all improvements thereon, situated in the County of COOK

to-wit: LOT 31 IN BLOCK 5 IN VOLK BROTHERS MAHLER'S ESTATES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER, THE NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$23.50
T#6666 TRAN #698 07/11/96 15:59:00
#2756 # DC #-96 530729
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

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): 12-24-107-058

Address(es) of Real Estate: 7646 W. ADDISON ST. CHICAGO, IL. 60634

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 8% 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, incumbrances, interests or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
\$ 50,000.00 JUNE 26, 1996
ON DEMAND after date for value received I (we) promise to pay to the order of FIRST SECURITY TRUST AND SAVINGS BANK the sum of FIFTY THOUSAND AND 00/100 Dollars at the office of the legal holder of this instrument with interest at 8.0 per cent per annum after date hereof until paid, payable at said office, as follows: INTEREST PAYABLE MONTHLY, PRINCIPAL DUE ON DEMAND

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 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 attorneys fees, and to waive and release all errors 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.

96530729
\$23.50
SMA

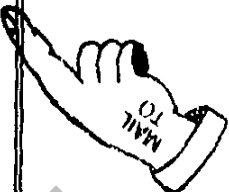
UNOFFICIAL COPY

Box _____

Trust Deed and Note

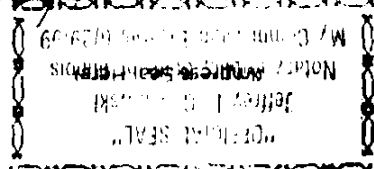
TO _____

MAIL TO:
First Security Trust + Savings Bank
7315 W. Grand Ave.
Elmwood Park, IL 60635



Notary Public

Commission Expires



Given under my hand and official seal this 26TH day of JUNE, 19 96
personally known to me to be the same person whose name _____
me this day in person and acknowledged that _____ 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 homestead.

I, JEFFREY L. GONIEWSKI
State aforesaid, DO HEREBY CERTIFY that BETTY HOFFMAN
a Notary Public in and for said County, in the

STATE OF ILLINOIS
COUNTY OF COOK
SS.

This instrument was prepared by SANTE DE PAGE, FOR FIRST SECURITY TRUST & SAVINGS BANK
(NAME AND ADDRESS) 7315 W. GRAND AVE. ELMWOOD PARK, IL. 60635

PLEASE PRINT OR TYPE NAME(S)
FOLLOW SIGNATURE(S)
BETTY HOFFMAN
(SEAL)

Witness our hands and seals this 26TH day of JUNE 19 96

IN THE EVENT of the trustee's death, inability, or removal from said COOK COUNTY
County, or of his resignation, refusal or failure to act, then DANA TROYER, AS TRUSTEE
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.