

UNOFFICIAL COPY

TRUST DEED AND NOTE

THIS INDENTURE WITNESSETH, That MARK NEWBY and KIMBERLY NEWBY, his wife, as grantors, of 7512 West 163rd Place, Tinley Park, County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations including continued representation in case #95D 15378, in hand paid, convey and warrant to Edward J. Burt, of 5230 West 159th Street, Oak Forest, 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:

96682137

Lot 16 in Block 14 in the Fifth Addition to Medema's El Vista Gardens, being a Subdivision of part of the North West quarter of Section 17, Township 36 North, Range 13, 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: 28-17-111-016-0000

96682137

Address(es) of Real Estate: 7512 West 163rd Place, Tinley Park, IL 60477

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 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, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

\$4,000.00

August 29, 1996

On or before August 29, 1997 for value received I promise to pay to the order of EDWARD J. BURT of Urban, Burt & Cossidente, Ltd., the sum of FOUR THOUSAND DOLLARS at the office of the legal holder of this instrument with interest at 9% per annum after date hereof until paid, payable at said office, as follows: delivered to 5320 West 159th Street, Suite 501, Oak Forest, Illinois.

Initials



Handwritten: \$ 73.50

1001
 RECORDED * 23.00
 MAIL * 0.50
 96682137 *
 0824 MCH 14:58

08/29/96

Property of Cook County
 DEEDS & MORTGAGES
 CLERK'S OFFICE

UNOFFICIAL COPY

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 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 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 Cook County, or his resignation, refusal or failure to act, then executor, administrator or representative 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 my hand and seal this 29 day of August, 1996.

96682137

Kimberly Newby
KIMBERLY NEWBY
Mark Newby
MARK NEWBY

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK NEWBY and KIMBERLY NEWBY, his wife, are personally known to me to be the same persons whose names 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 official seal, this 29th day of August, 1996.

"OFFICIAL SEAL"
EDWARD J. BURT
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 3/22/97

Edward J. Burt (SEAL)
NOTARY PUBLIC

Edward J. Burt of
URBAN, BURT, & COSSIDENTE, LTD.,
5320 W. 159th Street - Suite 501, Oak Forest, IL 60452



When Recorded Return To:
Urban, Burt & Coessidente, Ltd.
5320 West 159th Street, Suite 501
Oak Forest, IL 60452

96682137

efrnewby.khnewby@e

Initials MM