

TRUST DEED AND NOTE
(ILLINOIS)

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THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Oak Park, 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 BARON DAVID HARMON, as trustee of the FAVIL DAVID BERNS & ASSOCIATES 401(K) SAVINGS PLAN, of Cook County 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:

The West 34.72 feet of Lots 16 and 17 and the West 34.72 feet of the South 15 feet of Lot 18 in Block 1 in Farrar's Subdivision of that part of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of the Chicago and North Western Railway and North of the 1466.5 feet thereof in Cook County, Illinois.

96946751

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): 15-08-302-021 Address(es) of Real Estate: 214 West Pleasant, Oak Park, Illinois 60304

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: \$ 10,000.00 October 27 1995 UPON DEMAND after date for value received 1 (w) promise to pay to the order of FAVIL DAVID BERNS & ASSOCIATES 401(K) PLAN the sum of TEN THOUSAND AND NO/100 (\$10,000.00) Dollars at the office of the legal holder of this instrument with interest at 8.5% per cent per annum after date hereof until paid, payable at said office, as follows: a bi-monthly payment of \$102.44 for a period of 120 payments until said sum is paid at 30 E. North Avenue, Northlake, IL 60164

And to secure the payment of said amount I (w) hereby authorize, irrevocably any attorney of a 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 of his resignation, refusal or failure to act, then LOUIS A. BERNS, 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.

Witness our hands and seals this 27 day of October, 1995

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Edward J. Kucaba (SEAL)
EDWARD J. KUCABA

(SEAL)

This instrument was prepared by Favil David Berns & Associates, 30 E. North Ave., Northlake, IL 60164 (NAME AND ADDRESS)

DEPT-01 RECORDING \$25.50
T#0004 TRAN 1111 12/16/96 09:53:00
#5745 : LF *--96-946751
COOK COUNTY RECORDER
DEPT-10 PENALTY \$20.00

Above Space For Recorder's Use Only

2332
2000
1/30
P

96946751

Box _____

Trust Deed and Note

UNOFFICIAL COPY

TO _____

MAIL TO: _____

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Commission Expires _____



Notary Public

Susan Gerace

Given under my hand and official seal this _____ day of _____, 1995.

waiver of the right of homestead.

instrument as his _____ free and voluntary act, for the uses and purposes therein set forth, including the release and

appeared before me this day in person and acknowledged that he _____ signed, sealed and delivered the said

personally known to me to be the same person whose name _____ is subscribed to the foregoing instrument;

State aforesaid, DO HEREBY CERTIFY that _____ EDWARD J. KUCABA

I, SUSAN GERACE

COUNTY OF COOK

STATE OF ILLINOIS

SS. }

9694-001-1696