

# UNOFFICIAL COPY

## TRUST DEED AND NOTE

(ILLINOIS)

96153991

THIS INDENTURE WITNESSETH, That the

undersigned as grantors, of \_\_\_\_\_  
RIVER GROVE

County of COOK and State of  
ILLINOIS

for and in con-  
sideration 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 im-  
provements thereon, situated in the County of  
COOK in the State of Illinois,

to-wit:

SOUTH HALF OF THE SOUTH HALF OF LOT 14 IN VOLK BROS THIRD ADDITION TO CHICAGO  
HOME GARDENS BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE  
SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE  
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$23.50  
T0014 TRAN 2400 02/29/96 08:31:00  
6698 + JW \*-96-153991  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

96153991

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): 12-26-414-030

Address(es) of Real Estate: 2511 BUDD STREET, RIVER GROVE, ILLINOIS 60171

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, the grantee is authorized to attend to the same and pay the bills therefor, which shall, with 12.0% 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.

It is, trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:  
\$ 10,000.00 FEBRUARY 10, 19 96  
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  
TEN 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: 60 MONTHLY INSTALLMENTS OF \$202.76 BEGINNING MARCH 15, 1996

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.

23,50  
Jm

UNOFFICIAL COPY  
FIRST SECURITY TRUST & SAVINGS BANK  
7315 W. GRAND AVE  
ELMWOOD PARK, IL 60635

MAIL TO:

Box \_\_\_\_\_

Trust Deed and Note

TO



Property of Cook County Clerk's Office

Commission Expires

2/29/99

(Impress Seal Here)

Notary Public

*John F. Shragal*

personally known to me to be the same person, whose name \_\_\_\_\_ IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as HIS 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 \_\_\_\_\_ 10TH day of \_\_\_\_\_ FEBRUARY 1996

I, JEFFREY L. CONSIEWSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN F. SHRAGAL

STATE OF ILLINOIS  
COUNTY OF COOK  
SS.

This instrument was prepared by SANTE DE PACE FOR FIRST SECURITY TRUST AND SAVINGS BANK

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

1996 FEBRUARY 10TH day of  
*John F. Shragal*  
JOHN F. SHRAGAL  
(SEAL)  
(SEAL)  
1655-5119

IN THE EVENT of the trustee's death, inability, or removal from said County, or of his resignation, refusal or failure to act, then DANA TROYER, AS TRUSTEE, 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 \_\_\_\_\_ 10TH day of \_\_\_\_\_ FEBRUARY 1996