

UNOFFICIAL COPY

TRUST DEED AND NOTE (ILLINOIS)

96361754

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of ELMWOOD 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 JAMES H. ANDRLE

VICE PRESIDENT OF FIRST SECURITY TRUST AND 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 in the State of Illinois,

F	2300	A
P		P
T	2300	V
I		

DEPT-01 RECORDING \$33.00

19985 TRGN 3407 05/13/96 12:31:00

33821 4 11 4-96-361754
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

to-wit:

LOT 8 AND THE NORTH HALF OF LOT 9 IN BLOCK 12 IN ELLSWORTH, A SUBDIVISION OF BLOCKS 1 TO 10, 13, 14 AND THE NORTH 225 FEET OF BLOCK 12, THE NORTH 350 FEET OF BLOCK 11 AND EAST HALF OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST HALF OF BLOCK 18, ALL IN CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, 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(s): 12-25-416-015

Address(es) of Real Estate: 2532 N. 75TH COURT ELMWOOD PARK, ILLINOIS 60635

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 8.50% 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: \$ 54,000.00 APRIL 26, 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 FIFTY FOUR THOUSAND AND 00/100 Dollars

at the office of the legal holder of this instrument with interest at 8.50 per cent per annum after date hereof until paid, payable at said office, as follows: 180 MONTHLY PAYMENTS IN THE AMOUNT OF \$531.76 BEGINNING JUNE, 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 a term 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.

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BOX 32

Trust Deed and Note

TO

MAIL TO:

Property of

Commission Expires

(Impress Seal Here)

Jeffrey L. Gonsiewski
Notary Public, State of Illinois
My Commission Expires 6/29/99

Notary Public

I, JEFFREY L. GONIEWSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN TATJE, FORMERLY KNOWN AS JOAN S. SABATINE, MARRIED TO RICHARD J. TATJE, 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 SHE 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. Given under my hand and official seal this 26TH day of APRIL 19 96

COUNTY OF COOK

SS.

STATE OF ILLINOIS

ELMWOOD PARK, IL. 60635

This instrument was prepared by MARIA DELL'ORFANELLO FOR FIRST SECURITY TRUST AND SAVINGS BANK (NAME AND ADDRESS) 7315 W. GRAND AVE.

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

JOAN TATJE, FORMERLY KNOWN AS JOAN S. SABATINE, MARRIED TO RICHARD J. TATJE. (SEAL)

X Joan Tatje

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

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 GEORGE H. ENGER 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 or the remaining provisions of this indenture, to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this indenture.

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