

TRUST DEED AND MORTGAGE
(ILLINOIS)

UNOFFICIAL COPY

97459799

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of RIVER GROVE, 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, to-wit:

DEPT-01 RECORDING #23.50
T#00009 TRAN 9393 06/25/97 15:51:00
\$1422.50 SK #97-459799
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

LOT 33 AND 34 IN BLOCK 2 IN WEEKS RESUBDIVISION OF BLOCK 40 IN RIVER PARK SUBDIVISION BY SAYLES AND WALKER OF PART OF SECTION 27, 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): 12-27-217-018

Address(es) of Real Estate: 8992 CHESTNUT AVENUE, RIVER GROVE, IL. 60171-1332

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 8.0 % 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 his 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:
\$ 15,000.00 JUNE 10, 19 97
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 FIFTEEN 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: \$143.35 MONTHLY INSTALLMENTS BEGINNING JULY 14, 1997

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.

Form No. 95-210

97459799

2350
mh

CERTIFICATE OF AUTHENTICITY

UNOFFICIAL COPY

Trust Deed and Note

Box _____

TO _____

MAIL TO: _____

Commission Expires _____

My Commission Expires 6/29/99

Jeffrey L. Gonsiewski
Notary Public in and for Cook County, Illinois
"OFFICIAL SEAL"

Notary Public

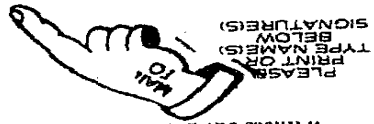
I, JEFFREY L. GONIEWSKI, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD C. WIKTORAK AND LAVERNE WIKTORAK, whose names ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered 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 10TH day of JUNE, 1997.

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was prepared by SANTE DE PACE FOR FIRST SECURITY TRUST AND SAVINGS BANK (NAME AND ADDRESS) 7315 W. GRAND AVE. ELMWOOD PARK, IL. 60707

WITNESSES our hands and seals this 10TH day of JUNE, 1997.
EDWARD C. WIKTORAK (SEAL)
LAVERNE WIKTORAK (SEAL)

IN THE EVENT of the trustee's death, inability or removal from said COOK AS SUCCESSOR TRUSTEE GEORGE H. ENGER, AS SUCCESSOR 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, then the person who shall then be the acting Recorder or Clerk of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed by a trustee, or his successor in trust, shall release the premises to the party entitled thereon 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.



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