

UNOFFICIAL COPY

TRUST DEED AND NOTE (ILLINOIS)

97132826

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, to-wit:

OFFICE RECORDING 423.50
 135666 HIGH 9625 07/26/97 14:27:00
 13147 118 8-97-132826
 (COOK COUNTY RECORDER)

Above Space For Recorder's Use Only

THE NORTH HALF OF THE SOUTH 2/3 OF LOT 100 IN HILL CREST, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 36, 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): 12-36-210-024
 Address(es) of Real Estate: 2226 N. 74TH COURT, ELMWOOD PARK, ILLINOIS 60707-2629

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 tenable 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 9.0% 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.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$ 12,000.00 97132826
ON DEMAND FEBRUARY 11, 1997 after date for value received I (we) promise to pay to the order of FIRST SECURITY TRUST AND SAVINGS BANK the sum of TWELVE THOUSAND AND 00/100 Dollars at the office of the legal holder of this instrument with interest at 9.0 per cent per annum after date hereof until paid, payable at said office, as follows: 120 MONTHLY INSTALLMENTS OF \$152.01 BEGINNING MARCH 15, 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.

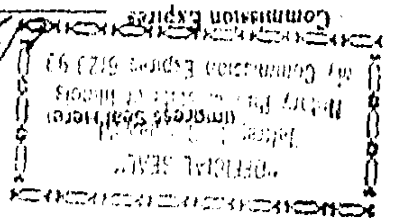
UNOFFICIAL COPY

Box _____

Trust Deed and Note

TO _____

MAIL TO: _____



Notary Public

Property of Cook County Clerk's Office

I, JEFFREY L. GONIEWSKI, DO HEREBY CERTIFY AND EDWARD ROHN, a Notary Public in and for said County, in the State of Illinois, 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 _____ day of FEBRUARY, 19 97.

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

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
EDWARD ROHN (SEAL)
JEFFREY L. GONIEWSKI (SEAL)
Witness our hands and seals this _____ day of FEBRUARY, 19 97.

IN THE EVENT of the trustee's death, inability, or removal from said County, or of his resignation, refusal or failure to act, then 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, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be record 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 therein 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 the remainder of such provision or the remaining provisions of this indenture.

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