

TRUST DEED AND MORTGAGE

January, 1998

GEORGE F. COLE  
LEGAL FORMS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Chicago  
 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  
WILLIAM LEVY  
 of \_\_\_\_\_, 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:

LOT 139 AND THE SOUTH 15 FEET OF LOT 138 IN GEORGE F. NIXON AND COMPANY'S FAIRVIEW  
 ADDITION TO WESTCHESTER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP  
 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS 97171711

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of  
ILLINOIS

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the build-  
 ings 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, then grantee is authorized to attend to the same and pay the bills therefor, which  
 shall, with 7% 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 February 11 19 97

HENRY PANICE after date for value received I (we) promise to pay to the order of  
WILLIAM LEVY the sum of  
TEN THOUSAND AND 00/100 Dollars

at the office of the legal holder of this instrument with interest at 10 per cent per annum after date hereof  
 until paid. \$87.76 due on the 1st day of each month hereafter with all accrued  
 principal and interest payable in full on August 11, 2000.

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 instru-  
 ment 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 ROSALIND LEVY  
 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 per-  
 formed the trustee, or his successor in trust, shall release the premises to the CITY OF CHICAGO here to on receiving  
 his reasonable charges \$20.00

Witness our hands and seals this 11th day of FEBRUARY 1997.

Henry Panice (SEAL)  
 HENRY PANICE  
 \_\_\_\_\_ (SEAL)

*Handwritten notes:*  
 11-10-97  
 Henry Panice  
 (initials)

97171711

DEPT-01 RECORDING \$23.50  
 190014 TRAN 1578 03/13/97 14:21:00  
 49675 # JH \* -97-171711  
 COOK COUNTY RECORDER

*Handwritten notes:*  
 City of Chicago  
 (initials)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97172711

STATE OF ILLINOIS  
COUNTY OF COOK

} ss

I, Henry Panice, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HENRY PANICE

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 notarial seal this 10th day of February, 1922

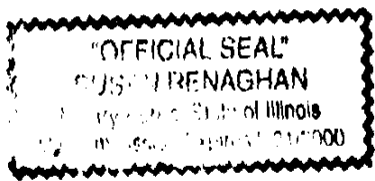
(Impress Seal Here)

*Henry Panice*  
Notary Public

Commission Expires...

Trust Deed and Note

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GEORGE E. COLE