

TRUST DEED AND NOTE

THIS INDENTURE WITNESSETH, that the undersigned as grantors, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of One dollar and other good and valuable consideration, in hand paid, hereby convey and warrant to:

John Smith Revocable Trust

of the City of Waukegan, County of Cook and State of Illinois, as Trustee, the following described Real Estate, with all improvements thereon, situated in the City of Chicago, County of Cook, and State of Illinois, to wit:

Lots 1, 2, & 3 in Nettie Peterson's Subdivision of Lots 2 and 3 (Except East 55 Feet Thereof and North 17 Feet of Lot 2) In Block 1 in Egandale, A Subdivision Of The East 118 Acres Of South West 1/4 Of Section 11, Township 38 North, Range 14, East Of The Principal Meridian In Cook County, Illinois.

Commonly known as 5107 S. University Avenue,  
1125 E. Hyde Park Blvd.  
Chicago, IL 60637;  
P.I.N.: 20-11-305-001-0000 and 20-11-413-012-0000

DEPT-01 RECORDING \$23.50  
T#7777 TRAN 2788 05/21/97 12:15:00  
#9235 # BJ \*-97-360674  
COOK COUNTY RECORDER

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 buildings thereon insured to their full insurable value, to pay all prior encumbrances 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 6% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

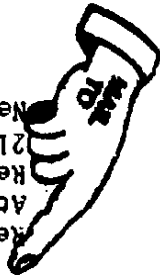
AS FURTHER SECURITY grantors hereby assign, transfer, and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

97360674

13.50  
5/21/97

UNOFFICIAL COPY



Return to:  
Attorney Wyon F. Wiegartz  
Hemley & Sensenbrenner, S.C.  
219 East Wisconsin Avenue  
Neenah, WI 54956

This document was prepared by:  
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1-312-883-3000

NOTARY PUBLIC STATE OF ILLINOIS  
KRISTEN J ROMAN  
OFFICIAL SEAL  
MY COMMISSION EXP. AUG. 13, 1995

Property of  
County Clerk's Office

I, KRISTEN J. ROMAN, a Notary Public in and for Cook County, Illinois, DO HEREBY CERTIFY that David G. Sweet 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 Trust Deed and Note 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 14 day of July, 1994.

STATE OF ILLINOIS )  
                                  ) ss:  
COUNTY OF COOK )

(SEAL)  
(SEAL)

Witness our hands and seals this 14 day of July, 1994.

IN THE EVENT of the trustee's death, inability, or removal from said Cook County, or of his resignation, refusal of failure to act, then Robert C. Griffin, esquire, 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 Cook County is hereby appointed to the second successor in this trust; or his successor in trust, shall release the premises to the parties entitled thereto on receiving his reasonable charges.

18 Months after date for value received we promise to pay to the order of John Smith Bevacqua the sum of \$50,000.00 at the office of the legal holder of this instrument with interest at 24 per cent per annum after date hereof until paid.

\$50,000.00  
July 14, 1994

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