

TRUST DEED AND NOTE
(ILLINOIS)

6279/017 05 001 Page 1 of 2
1999-07-12 12:14:58
Cook County Recorder 23.50

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 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,



Above Space For Recorder's Use Only

to-wit:
UNIT NO. 807 IN THE 3110 N. SHERIDAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARCEL 1: LOT 12 AND THE SOUTH 5 FEET OF LOT 11 (EXCEPT THE EAST 7 FEET OF SAID PREMISES TAKEN FOR WIDENING LAKE VIEW AVENUE), IN BLOCK 5 IN BRAUKMAN AND GEHRKES SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EAST 145 FEET OF LOT 1 IN GROSJEANUS RESUBDIVISION OF LOTS 21 TO 24 IN CULVERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS OF THE NORTHWEST 1/4 AND THE SOUTH 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25288427; TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-19, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 25288427.

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): 14-28-105-081-1121

Address(es) of Real Estate: 3110 N. SHERIDAN RD. #807, CHICAGO, IL 60657

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 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:
\$ 36,000.00 APRIL 20, 19 99
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 THIRTY SIX 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: ONE HUNDRED EIGHTY (180) MONTHLY INSTALLMENTS OF \$344.04; BEGINNING ON MAY 20, 1999.

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.

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UNOFFICIAL COPY

Box _____

Trust Deed and Note

99662400

TO

P.N.T.N.

MAIL TO:

FIRST SECURITY TRUST & SAVINGS BANK
7315 W. GRAND AVENUE
ELMWOOD PARK, ILLINOIS 60707



Property of Cook County Illinois

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

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 DARLENE PETROVICH 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 20TH day of APRIL, 19 99

This instrument was prepared by TAMMY L. REISER FOR FIRST SECURITY TRUST AND SAVINGS BANK (NAME AND ADDRESS) 7315 W. GRAND AVE. ELMWOOD PARK, IL 60707 STATE OF ILLINOIS COUNTY OF COOK ss. DARLENE PETROVICH

PLEASE PRINT OR SIGNATURE(S) BELOW (SEAL) DARLENE PETROVICH (SEAL) Witness our hands and seals this 20TH day of APRIL, 19 99

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, ASST. V.P. AND 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, 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 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.