

UNOFFICIAL COPY

TRUST DEED AND NOTE
(ILLINOIS)

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of SCHAUMBURG, 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,

99680736

6390/0146 52 001 Page 1 of 3
1999-07-16 15:20:14
Cook County Recorder 25.50



99680736

Above Space For Recorder's Use Only

to-wit:

SEE LEGAL DESCRIPTION ATTACHED

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): 07-23-103-009-1050

Address(es) of Real Estate: 325 EDGELAKE POINT, SCHAU MBURG, ILLINOIS 60194-3612

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 8.75% 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:
\$ 9,000.00 JULY 2, 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 NINE THOUSAND AND 00/100 Dollars
at the office of the legal holder of this instrument with interest at 8.75 per cent per annum after date hereof until paid, payable at said office, as follows: SIXTY (60) MONTHLY INSTALLMENTS OF \$185.74, BEGINNING AUGUST 8, 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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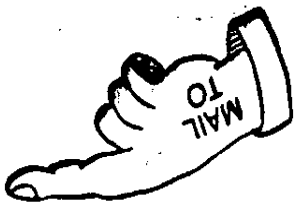
Box _____

Trust Deed and Note

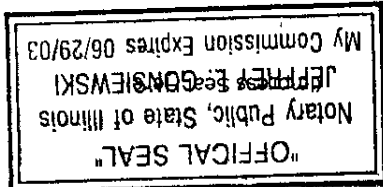
TO

MAIL TO:

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



Property of Cook County Clerk's Office



Commission Expires

6/29/2003

Notary Public

Jeffrey L. Gonsiewski

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 _____ 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 _____ 2ND day of _____ JULY 19 99

I, JEFFREY L. GONSIEMSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES T. SMALL

STATE OF ILLINOIS
COUNTY OF COOK
ss. _____

(NAME AND ADDRESS) 7315 W. GRAND AVE.
ELMWOOD PARK, IL. 60707

This instrument was prepared by KATHY MORETTI FOR FIRST SECURITY TRUST & SAV. BANK

PLEASE PRINT OR TYPE NAMES) BELOW SIGNATURE(S)

(SEAL)

CHARLES T. SMALL
(SEAL)

X *Charles T. Small*

Witness our hands and seals this _____ 2ND day of _____ JULY 19 99

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.

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. VP & AS SUCCESSION TRUSTEE shall be the acting Recorder of Deeds 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.

COOK COUNTY 9680736

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99680736 Page 3 of 3

LEGAL DESCRIPTION

ITEM 1: UNIT 70B AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 13TH DAY OF MARCH, 1974 AS DOCUMENT NUMBER 2742777.

ITEM 2: AND UNDIVIDED 1.762% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT 7 IN DUMBAR LAKES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID, THENCE SOUTH 86 DEGREES 49 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID 813.91 FEET TO A POINT 480.00 FEET NORTH 86 DEGREES 40 MINUTES 38 SECONDS EAST FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERETO 120.00 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST 35.00 FEET; THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 115.64 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING AN ARC OF A CIRCLE, CONVEX NORTHERLY AND HAVING A RADIUS OF 365.0 FEET FOR A DISTANCE OF 248.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 00 MINUTES EAST ALONG SAID SOUTHERLY LINE 33.24 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 665.0 FEET FOR A DISTANCE OF 162.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 58 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 7 FOR A DISTANCE OF 40.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 174.66 FEET FOR A DISTANCE OF 39.48 FEET TO A CORNER OF LOT 7 AFORESAID; THENCE NORTH 83 DEGREES, 11 MINUTES 34 SECONDS EAST ALONG ANOTHER SOUTH LINE OF LOT 7 AFORESAID 223.36 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 7 AFORESAID 299.68 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.