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TRUST DEED AND NOTE (ILLINOIS)

6523/0073 20 001 Page 1 of 2 1999-07-22 10:40:45 Cook County Recorder 23.50



Above Space For Recorder's Use Only

S1572735B Unit # top 2 all

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,

to-wit:

2 B

LOTS 71, 72 AND 73 IN VOLK BROTHERS CAREY ESTATES, BEING A SUBDIVISION OF PART OF LOT 3 LYING NORTH OF GRAND AVENUE IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF FRACTIONAL SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCK "G" IN TURNER PARK CITY, BEING A SUBDIVISION OF LOTS 1 AND 2 IN SAID ASSESSOR'S DIVISION OF LOT "A" IN WILHELMINA SCHMIDT'S CONSOLIDATION OF PART OF LOT 3 IN SAID ASSESSOR'S DIVISION OF PART OF LAFRAMBOISE RESERVE, 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): 12-26-300-029 (LOT 73) AND 12-26-300-030 (LOTS 71 AND 72)

Address(es) of Real Estate: 8636 W. GRAND AVE., RIVER GROVE, IL 60171

SAS-A DIVISION OF INTERCOUNTY

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:

\$ 528,750.00 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 FIVE HUNDRED TWENTY EIGHT THOUSAND SEVEN HUNDRED FIFTY 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 \$5,053.00; BEGINNING ON AUGUST 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 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.

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Box \_\_\_\_\_

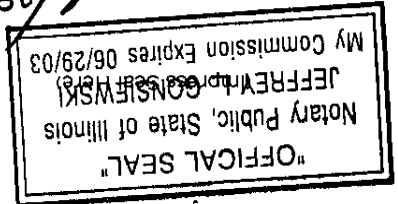
Trust Deed and Note

TO



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

Property of Cook County



Commission Expires 6/29/2003

Given under my hand and official seal this 20TH day of JULY, 19 99

personally known to me to be the same person as whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, JEFFREY L. GONSIOWSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CARL S. SONNE AND LEONA M. SONNE

STATE OF ILLINOIS  
COUNTY OF COOK  
ss.

This instrument was prepared by TAMMY L. REISER FOR FIRST SECURITY TRUST AND SAVINGS BANK (NAME AND ADDRESS) 7315 W. GRAND AV. ELMWOOD PARK, IL 60707

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)  
X CARL S. SONNE (SEAL)  
X LEONA M. SONNE (SEAL)

Witness our hands and seals this 20TH day of JULY, 19 99

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 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, 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 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.