

TRUST DEED AND NOTE
(ILLINOIS)

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99950621

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1999-10-07 11:18:22

Cook County Recorder 29.50

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.



99950621

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 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 considerations, in hand paid, convey and warrant to TRI-TAYLOR WEST LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, of City of Chicago, 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:

SEE LEGAL DESCRIPTION RIDER ATTACHED

MAKER/MORTGAGOR SHALL HAVE A FULL PREPAYMENT PRIVILEGE. MAKER/MORTGAGOR WAIVES ALL STATUTORY, EQUITABLE AND OTHER RIGHTS OF REDEMPTION AND THE RIGHT TO REINSTATE.

GIT 4254723 @/amj

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 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 9% 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:
\$ ~~585,000.00~~
~~\$300,000.00~~ within 16 days ^{9/16} after date for value received I (we) promise to pay to the order of TRI-TAYLOR WEST LIMITED PARTNERSHIP, ILL the sum of FIVE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$585,000.00) Dollars.

at the office of the legal holder of this instrument with interest at _____ per cent per annum after date hereof until paid, payable at said office, as follows: One installment of \$300,000.00 on October 15, 1999 and one installment of \$285,000.00 on January 31, 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 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.

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 Theodore C. Mazola 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.

SEE REVERSE SIDE

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If any provision of this instrument 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 instrument.

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Witness our hands and seals this 29th day of September, 1999.

Senan Nugent
SENAN NUGENT (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL)

This instrument was prepared by Philip Gordon, 809 W. 35th Street, Chicago, IL 60609 (NAME AND ADDRESS)

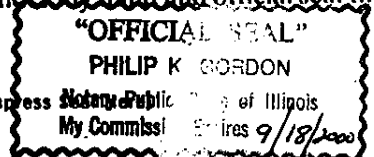
STATE OF ILLINOIS
COUNTY OF COOK

SS.

I, PHILIP K. GORDON, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SENAN NUGENT

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 official seal this 29th day of September, 1999.



Philip K. Gordon
Notary Public

Commission Expires _____

Box _____
Trust Deed and Note
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TO

MAIL TO: MARTY DERGIN
122 S. MICHIGAN AVE., SUITE 1800
CHICAGO, IL 60603

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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Property
County Clerk's Office

PARCEL 1: LOT 6 IN SUBDIVISION OF LOTS 1 TO 10, INCLUSIVE, IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2447 W. LEXINGTON, CHICAGO PIN: 16-13-411-009

PARCEL 2: LOTS 7 AND 8 IN SUBDIVISION OF LOTS 1 TO 10, INCLUSIVE, IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2449-51 W. LEXINGTON, CHICAGO PIN: 16-13-411-051

PARCEL 3: LOT 9 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2453 W. LEXINGTON, CHICAGO PIN: 16-13-411-006

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PARCEL 4: LOT 10 IN SUBDIVISION OF LOTS 1 TO 10, INCLUSIVE, IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2455 W. LEXINGTON, CHICAGO PIN: 16-13-411-008

PARCEL 5: LOTS 58, 59 AND 60 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2435-37 W. POLK, CHICAGO

PIN: 16-13-415-008 - 16-13-415-009

PARCEL 6: THE EAST 19 FEET OF LOT 57 IN RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2439 W. POLK, CHICAGO PIN: 16-13-415-007

PARCEL 7: LOT 43 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2442 W. POLK, CHICAGO PIN 16-13-411-020

PARCEL 8: LOT 44 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2444 W. POLK, CHICAGO PIN: 16-13-411-029

PARCEL 9: LOT 45 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2448 W. POLK, CHICAGO PIN 16-13-411-028

PARCEL 10: LOT 48 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2454 W. POLK, CHICAGO PIN 16-13-411-025

PARCEL 11: LOT 49 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 2456 W. POLK, CHICAGO PIN 16-13-411-024

PARCEL 12: LOT 12 IN CAMPBELL'S SUBDIVISION OF LOTS 1 TO 10 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 739-41 S. CAMPBELL, CHICAGO PIN 16-13-411-003

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PARCEL 13: LOT 13 IN CAMPBELL'S SUBDIVISION OF LOTS 1 TO 10 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 745 S. CAMPBELL, CHICAGO PIN: 16-13-411-003

PARCEL 14: LOT 14 IN CAMPBELL'S SUBDIVISION OF LOTS 1 TO 10 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A: 747 S. CAMPBELL, CHICAGO PIN: 16-13-411-004

Cook County Clerk's Office