

UNOFFICIAL COPY

03550387



LINCOLN NATIONAL BANK

3959 NORTH LINCOLN AVENUE • CHICAGO, ILLINOIS 60613 • (312) 549-7100

October 20, 1986

AFFIDAVIT OF LATE DELIVERY OF TRUST DEED

I, Gene Torkelson, affiant and Senior Vice President of Lincoln National Bank, being duly sworn on oath states that the following property is registered with the Registrar of Titles, Cook County, Illinois, Torrens Certificate #1376744;

LOT ELEVEN-----11

In Block Forty (40), in Edgebrook Manor, being a Sub-division of Lots 27, 32, 33, 34 and 35; that part of the Southwest Half (1/2) of lot 38 and all of Lot 39, West of road, all of Lots 40, 41, 42, 43 and 44, the Southwest (1/2) of Lot 45, all of Lots 47 to 52 inclusive in the Subdivision of Bronson's part of Caldwell's Reservation in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian, (excepting certain parts) according to Plat thereof registered on March 1, 1922, as Document Number 148536.

That on September 20, 1985, Harold A. Graszer and Maureen A. Graszer, his wife, executed a Trust Deed and Note in the amount of 9,360.00. The Trust Deed and Note were inadvertently misplaced by certain employees of the Lincoln National Bank, and were not timely filed with the Registrar of Titles.

That the Trust Deed and Note are valid obligations and have not been paid in full or discharged, and therefore, should be accepted for filing with the Registrar of Titles to protect the security interest of Lincoln National Bank.

That I, the affiant, further states that this affidavit is made for the purpose of inducing the Registrar of Titles to register this Trust Deed and identify the Note secured by the Trust Deed. I, the affiant, make this affidavit to indemnify and save harmless any and all claims which may be presented against the Registrar of Titles as a result of registering this Trust Deed.

Very Truly Yours,
Gene L. Torkelson
Senior Vice President
Lincoln National Bank

STATE OF ILLINOIS) ss.
County of Cook
Subscribed and sworn
before me this 20th day of
October A.D., 1986

Kay Johnson
Notary Public
5/30/88
Commission Expires

UNOFFICIAL COPY 0 3 5 6 0 3 0 7

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

3560387

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 6331 N. Navajo, 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

Andrew Russo, of Lincoln National Bank, 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:

Above Space For Recorder's Use Only

Lot 11 in Block 40 in Edgebrook Manor, being a Subdivision of Lots 27, 32, 33, 34 and 35; that part of the Southwest half of Lot 38 and all of Lot 39, West of road, all of Lots 40, 41, 42, 43 and 44, the Southwest Half (1/2) of Lot 45, all of Lots 47 to 52 inclusive in the Subdivision of Etowah's part of Caldwell's Reservation in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian, (excepting certain parts) according to Plat thereof registered on March 1, 1922, as Document #148536.

Permanent Tax #13-04-106-011

6331 N. NAVAJO
CHICAGO, ILL. 60646

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:
\$ 9,360.00 September 20, 19 85
24 months after date for value received (s/e) promise to pay to the order of Lincoln National Bank, 3959 N. Lincoln Avenue, Chicago, Illinois the sum of Nine thousand three hundred sixty dollars and 00/100 Dollars at the office of the legal holder of this instrument with interest at 8.5 per cent per annum after date hereof until paid, payable at said office, as follows: 24 equal monthly payments of \$390.00 each beginning on October 20, 1985 and the final payment due on September 20, 1987

And to secure the payment of said amount (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 (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 Gene L. Torkelson 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.

Witness our hands and seals this 20th day of September, 19 85

THIS INSTRUMENT WAS PREPARED BY

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
GENE L. TORSELSON
LINCOLN NATIONAL BANK
3959 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60612

Maureen Graser (SEAL)
Harold Graser (SEAL)

(Married to each other) As Joint Tenants with Right of Survivorship

This instrument was prepared by GENE L. TORSELSON - SENIOR VICE PRESIDENT
(NAME AND ADDRESS)

up dated Tax form attached to 3556696

NOTE IDENTIFIED

3560387

Box _____

Trust Deed and Note

Harold Graszar and

Maureen Graszar

TO

Andrew Russo
Lincoln National bank
3959 N. Lincoln Avenue
Chicago, Illinois 60613

UNOFFICIAL COPY

MAIL TO:

RETURN
TO
BOX - 162

GEORGE E. COLE
LEGAL FORMS

1
1376744

NO DUPLICATE
3530397

3530397

Submitted by _____
 Address: _____
 Promised _____
 Delivered to _____
 Address: _____
 Delivered to _____
 Deed to _____
 Address: _____
 Noted _____

Property of Cook County Clerk's Office

Lincoln Nat'l Bank
3959 No. Lincoln
Chicago, IL 60613

Commission Expires May 20, 1968

Kay Johnson
Notary Public

(Impress Seal Here)

I, Kay Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harold Graszar and Maureen Graszar, H & W T & A. personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 20th day of September, 1968.

STATE OF Illinois
COUNTY OF Cook