

# UNOFFICIAL COPY

Property of [Faint watermark text]

TRUST DEED AND NOTE

21 509 737

NO. 2604w

Geo E Cole & Co Chicago  
LEGAL BLANKS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Mt. Prospect, 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 Madison Bank and Trust Company of city of Chicago, County of Cook, State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit:

**Lot 75 in Resubdivision of Lots 1 to 121 in Forest Manor Unit #1 being a subdivision in the SW $\frac{1}{4}$  of Section 25, Township 42 North, Range 11.**

hereby releasing and waving 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 tenable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, the grantee is authorized to attend to the same and pay the bills therefor, which shall with 10% 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 re-let 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: \$3640.00 May 25, 1971

after date for value received I (we) promise to pay to the order of Madison Bank and Trust Company the sum of Three Thousand Six Hundred Forty Dollars and 00/100 Dollars at the office of the legal holder of this instrument with interest at 6 per cent. per annum after date hereof until paid.

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court in any County or State in the United States to appear for us in such court, in term time or vacation, at any time hereafter 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 Twenty-Five Dollars Attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and 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 death, inability, removal or absence from said County of Cook Trustee, or of his refusal or failure to act, then Madison Bank and Trust Company of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse to act, the person who shall then be the acting holder of this instrument of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed by the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

Witness our hands and seals this 11 day of June A. D. 19 71

Signed and Sealed in the Presence of [Signatures]

21 509 737

[Signatures]

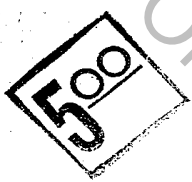
Property of County Clerk's Office

STATE OF Illinois )  
Cook )  
I, Harry Goldberg  
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby  
certify that William L. Bufton and RoseMarie J. Bufton  
(his wife) personally known to me to be the same person S whose name  
I 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 Notarial Seal this 11  
day of June, 1971 A. D. 1971  
My Commission Expires Oct. 10, 1971  
Harry Goldberg  
Notary Public.



1971 JUN 14 AM 10 12  
SIDNEY R. OLSON  
JUN-14-71 2 45 7 13 21509737 A - Rec 5.00

Box 131  
Trust Deed and Note  
William L. Bufton and RoseMarie J. Bufton (his wife)  
TO  
Madison Bank and Trust Company



CLERK'S COMPANY  
21509737

END OF RECORDED DOCUMENT