

UNOFFICIAL COPY

21 560 655

TRUST DEED AND NOTE

NO. 2604 1/2

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

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 Madison Bank and Trust Company of City of Chicago
County of Cook and State of Illinois the following described Real Estate, with all improve-

ments thereon, situated in the County of Cook in the State of Illinois to wit:
Lot 29 in Block 2 in Gunderson's Second Addition to Chicago being a Subdivision
of the North West Quarter of the South West Quarter of the North West Quarter
of Section 15, Township 39 North, Range 13.

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 premises 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, then the grantee is authorized to attend to the same and pay the bills
therefor, which shall with 7% 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 Madison Bank and Trust Company 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-rent the said premises as he may see 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:
\$4,336.20 July 26 1971

after date for value received I (we) promise to pay to the order of Madison Bank and
Trust Company the sum of Four Thousand Three Hundred Thirty-Six and 20/100 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, located 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 confer 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
fee, and to waive and release all errors which may intervene in any such proceedings, and consent to immediate execution upon such judgment,
herby 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 Cook County of the Trustee, or of his
refusal or failure to act, then Earl B. Benton 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 Treasurer 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.

Witness our hands and seals this 26th day of July A. D. 1971

Signed and Sealed in the Presence of

Earl B. Benton (Seal)
Earl B. Benton (Seal)
Orville Phillips (Trust) (Seal)

21 560 655

Property Office

Property of Cook County Clerk's Office

STATE OF Illinois
Cook County,) ss.

I, Marcella Kasparski
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that David Benton, Easter Benton, Dorothy (Powell)
Phillips personally known to me to be the same person whose name
subscribed to the foregoing Instrument, appeared before me this day in person
and acknowledged that signed, sealed and delivered the said instrument as
free and voluntary act for the uses and purposes therein expressed, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this
day of July A. D. 19 71

My Commission expires Feb 9 72



SIDNEY B. OLSEN

JUL 27 AM 9 59

JUL-27-71 2 8 65 • 21560655-A -- 5.00

BOX 131

Trust Deed and Note

David Benton, Easter Benton and Dorothy Phillips (Powell)

TO
Madison Bank and Trust Company

Paid to the order of the
Madison Bank & Trust Co
without recourse.

ALL STATE LUMBER COMPANY
(A Corp)

[Signature]
President.....



GEORGE COLE COMPANY

21560655

END OF RECORDED DOCUMENT