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TRUST DEED AND NOTE

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of 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 land warrant to PIONEER TRUST & SAVINGS BANK of City of Chicago, County of Cook and 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 4 in Block 2 in Douglas Manor, a Subdivision of the East half of the Southeast quarter of Section 30, Township 41 North Range 12, East of the Third Principal Meridian, according to Plat recorded 9/24/43 as Document #1314693

and commonly known as 627 Howard, Des Plaines, Illinois 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 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 grantee is authorized to attend to the same and pay the bills therefor, which shall with _____% 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:

\$2,259.84 PL No. Chicago, Ill., November 24, 1971

At the dates hereinafter mentioned, for value received, I or we, the undersigned, jointly and severally, promise to pay to the order of PIONEER TRUST & SAVINGS BANK, at 4030 W. North Avenue, Chicago, Illinois, the sum of Two thousand two hundred fifty nine and 8/10 Dollars, payable as follows:

24 payments of \$94.16 each, beginning December 1, 1971

with interest on each installment after its maturity at the rate of seven per cent per annum until paid.

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 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 DEATH, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be 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 NOV 24 day of NOV A. D. 1971

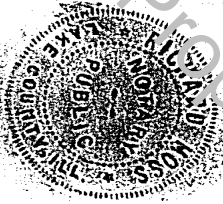
Robert H. Phillips [Seal]
Bernice D. Phillips [Seal]

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UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK LARE }



I, the undersigned
a Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that Robert H. and Bernice D. Phillips
are personally known to me to be the same person ^s 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.

Given under my hand and Notarial Seal this 24th
day of November A. D. 1971

My Commission expires MY COMMISSION EXPIRES JUNE 30, 1974 Notary Public.

DUEDATE	DATE PAID	AMT. PAID		BALANCE	TR	REMARKS
		INT.	PRINC.			

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Trust Deed and Note

Robert H. & Bernice D. Phillips
627 Howard
Des Plaines, Illinois

TO

Pioneer Trust and Savings Bank
4000 West North Avenue
Chicago, Illinois 60639

Fred I. Baker

F. 705 545

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END OF RECORDED DOCUMENT