

UNOFFICIAL COPY

TRUST DEED AND NOTE

21 798 706

NO. 2604 1/2

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

THIS INDENTURE WITNESSETH that the undersigned as grantors, of Morton Grove 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 BANK OF NILES of Village of Niles 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 728 (except South Westerly 10 feet thereof) and Lot 729 in Krenn and Dato's First Addition to Dempster Street "L" terminal subdivision being a Subdivision of part of Lot 2 in William C. Ross Subdivision of part of the North West Quarter of the North West Quarter of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

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 which 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 grantors are 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 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:

\$16,575.00 January 27, 1972

60 months after date for value received I (we) promise to pay to the order of BANK OF NILES

the sum of Sixteen thousand five hundred seventy-five dollars and 00/100

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 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 the death, inability, removal or absence from said Cook County of the Trustee, or of his

Recorder of Deeds

refusal or failure to act, then _____ 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 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.

Witness our hands and seals this 27th day of January A. D. 1972

Signed and Sealed in the Presence of

X Robert J. Goodman (Seal)

Robert J. Goodman

X Virginia Goodman (Seal)

Virginia Goodman, his wife

21 798 706

PROPERTY OF

21 798 706

Property of Cook County

STATE OF Illinois
Cook County, ss.

Kathleen A. Nellesen

a Notary Public, in and residing in said County, in the State aforesaid, do hereby certify that Robert L. Goodman and Virginia Goodman, his wife

personally known to me to be the same persons whose names 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 27th day of January A.D. 1972

My Commission expires October 12, 1975

X Kathleen A. Nellesen
Kathleen A. Nellesen



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Trust Deed and Note

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MAIL



MAIL TO BANK OF MISSOURI
700 W. OAKTON STREET
ST. LOUIS, MISSOURI 63102

GEORGE COLE COMPANY

21798706

END OF RECORDED DOCUMENT