

UNOFFICIAL COPY

Property of Cook County Office

TRUST DEED AND NOTE 21 292 392 NO. 2604½ Geo E Cole & Co Chicago LEGAL BLANKS

THIS INDENTURE WITNESSETH That the undersigned as grantors, of Niles 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 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 68 in T. Breen's Subdivision being a Subdivision of part of the South half of the Northeast quarter of Section 24, Township 41 North, Range 12, East of the Third Principal Meridian, and of Lots "B" and "C" in Niles Terrace First Addition, being a subdivision in the East half of the Northeast Quarter of said Section 24, Township 41 North, East of the Third Principal Meridian in Cook County, Illinois, commonly known as 732 W. Breen Street, Niles, 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 when due to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances 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 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 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-ent the said premises as he may deem proper and to apply 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: 1,869.84 October 6 1970 24 months after date for value received I (we) promise to pay to the order of Bank of Niles the sum of One Thousand Eight Hundred Sixty-nine and 84/100ths Dollars

at the office of the local 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 refusal or failure to act, then Recorder of Deeds 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 above said covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto receiving his reasonable charges.

Witness our hands and seals this 6th day of October A. D. 1970 Signed and Sealed in the Presence of

21292392

Gerald J. Sullivan
X Kathleen S. Sullivan
Kathleen S. Sullivan

21 292 392

Cook County Office

