

UNOFFICIAL COPY

TRUST DEED AND MORTGAGE NO. 26044
21 323 443
GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of City of Harvey 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 H. D. Kratochwill, Trustee of City of Harvey 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 Thirty-four (34) and the South Sixteen (16) Feet of Lot Thirty-five (35) in Block One Seventy Nine (179) in Harvey, A Subdivision in the Northwest One Fourth (1/4) of the Southeast One Fourth (1/4) of Section Seven (7), Township Thirty-six (36) North, Range Fourteen (14), East of the Third Principal Meridian in Cook County, 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 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 grantee is authorized to attend to the same and pay the bills therefor, which shall with 6% 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 convey 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 report the said premises if 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: \$3,500.00 November 19 1970 180 days after date for value received I (we) promise to pay to the order of First State Bank of Harvey the sum of Three thousand five hundred 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 at law 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 to cause 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 of 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 Paul Kratochwill 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 Clerk and 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 19th day of November A. D. 1970
Signed and Sealed in the Presence of
[Signature]
[Signature]

21 323 443

Deputy Clerk's Office

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STATE OF Illinois
County, Cook

I, John E. Jansen
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that Julius C. Perryman
personally known to me to be the same person whose name
is subscribed to the foregoing Instrument, appeared before me this day in person
and acknowledged that he signed, sealed and delivered the said Instrument as
his 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 nineteenth
day of November A. D. 19 70.

My Commission expires May 19 19 73

NOV 20 PM 12 12



NSF-20-70 151 846

First Deed and Note
TO
MAIL TO

Sidney R. Olson

500 MAIL

GEORGE COLE COMPANY

2132343

END OF RECORDED DOCUMENT