

Property of Cook County Clerk

Prepared by Betty Albeck  
for First Security Trust & Savings Bank  
7315 N. Grand Ave - Elmwood Park, Ill.

TRUST DEED AND NOTE 22 708 704 NO. 26044 DEB & CO CHICAGO LEGAL BLANKS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Cook County 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 Guido A. Schmitt, Trustee of Elmwood Park 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 34 & North 1/2 of Lot 33 in Block 1 in V.M. Williams Diversy Avenue Subdivision of North 3/4 of West half of West half of Southwest Quarter Section 30, Township 40 North, Range 13 East of the Third Principal Meridian Commonly known as 2723 North Hoyu Avenue - Chicago, Illinois

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. GRANTEE AGREES to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured for their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenantable and in good repair and to pay all bills 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 1/2% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantor 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 forth all proper proceedings to recover possession thereof, to present the said premises as he may deem proper and to apply the money so arising to the payment of the 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, fees, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$4,637.88 April 25, 1974

Thirty six months after date for value received (two) promiss to pay to the order of First Security Trust and Savings Bank the sum of Four thousand six hundred thirty seven and 88/100 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 do 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 Elmer W. Beck 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 25th day of April A. D. 1974

Signed and Sealed in the Presence of [Signatures] [Seal]

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