

# UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604  
January, 1968

22 713 390

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Chicago 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 FRIEDA L. ROBTNS as Trustee

of Chicago, County of Cook and State of Illinois, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit: Lot 26 and 27 in Block 2 in James Couch's Subdivision of the North half of the South half of the North West quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Chicago, 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 8% 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 enquire 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: \$ 55,000.00 side hereon May 6<sup>th</sup> 1974. As provided on reverse / after date for value received I (we) promise to pay to the order of FRIEDA L. ROBTNS, as Trustee the sum of FIFTY FIVE THOUSAND AND NO/100 Dollars at the office of the legal holder of this instrument with interest at 8% 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 after maturity hereof, 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 reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to 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 trustee's death, inability, or removal from said Cook County, or of his resignation, refusal or failure to act, then STANLEY L. ROBTNS of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails or refuses 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 6<sup>th</sup> day of May 1974.

*(Signature of Stanley L. RobtNS, not individually but solely as trustee U.T.# 2836)*  
Stanley L. RobtNS (SEAL)

*(Signature of Cecyl Covilis)*  
Cecyl Covilis (SEAL)

*Prepared by H.A. Harris  
11 S. La Salle St  
Chicago*

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, ELINOR HENDRICKA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAROLD A. HARRIS, Trustee, under Trust No. 2836, Trust Agreement, dated 3/15/67 and ALGA CARLISLE personally known to me to be the same person 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 9th day of May, 1974.

(Impress Seal Here)

Elinor Hendricka  
Notary Public



Commission Expires June, 1974

This instrument should be payable as follows: \$650.00 or more shall be due on or before 7/10/74 and \$650.00 shall be due on or before the 1th day of each and every month thereafter until the balance is paid in full. Said payments shall be allocated to said interest due, principal, taxes and insurance - at the discretion of the holder of this instrument.

Trust Deed and Note

TO

500 WILL CALL

GEORGE E. COLE  
LEAD FORMS

END OF RECORDED DOCUMENT