

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
January, 1968

22 731 092

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
CHARLES NORVILLE

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 21 in Block 11 in Cobe and McKinnon's 63rd Street and California
Avenue Subdivision of the West 1/2 of the South East 1/4 of Section 13,
Township 38 North, Range 13 East of the Third Principal Meridian, in
Cook County, Illinois; commonly known as 6159 S. Fairfield Avenue,
Chicago, 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 build-
ings 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, the 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 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:
\$ 300.00 July 16, 19 73.
THIRTY (30) DAYS after date for value received I (we) promise to pay to the order of
CHARLES NORVILLE the sum of
THREE HUNDRED AND NO/100 (\$300.00) Dollars
at the office of the legal holder of this instrument with interest at _____ percent 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 instru-
ment 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 MARY NORVILLE
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 per-
formed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receipt
of his reasonable charges.

Witness our hands and seals this 16th day of July 19 73.

W. A. Nipp (SEAL)
Martha Nipp (SEAL)
William A. Nipp (SEAL)

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RECORDED IN BOOK 2
COOK COUNTY ILL.

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, DOROTHY DIRKS, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that A. J. NIPP, MARTHA NIPP and WILLIAM A. NIPP

personally known to me to be the same persons whose names 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.

Witness my hand and notarial seal this 18 day of July, 1973



Commission Expires Sept 26, 1976

Dorothy Dirks
Notary Public



Trust Deed and Note

TO



NORVILLE LEGAL ESTATE
2658 W. 59th
CHICAGO ILL 60629

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT