

# UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604  
January, 1968

22 774 318

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 Jerome R. Thomas

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 57 of S. M. Bloss and Company's Subdivision of the W. 1/2 of Blocks 3, 12, 17, and 16 and the E. 1/2 of Blocks 4, 11, 18 and 25 in Fernwood, a Resubdivision of the S.E. 1/4 of Section 9 Township 37 north, Range 14 East of the Third Principal Meridian.

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, 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 the date hereof, 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:

\$ 4477.20 after date for value received I (we) promise to pay to the order of Danley Lumber Company the sum of Four Thousand Four Hundred Seventy-Seven and 20/100 Dollars at the office of the legal holder of this instrument with interest at 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 Chicago Title & Trust Co. of Chicago 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 25th day of June 1968

J. C. Champion (SBAL)  
P. W. McArthur (SBL)

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Property of Cook County Clerk's Office

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Mario M. Di Flavio, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. C. and Willie Mae Champion his wife Itly

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.

Given under my hand and notarial seal this 75th day of June, 1974.



MY COMMISSION EXPIRES MARCH 21, 1976

*Mario M. Di Flavio*  
Notary Public

5.00

22774318

Cook County

363967

**Trust Deed and Note**

Pay to the order of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO WITHOUT RESERVE

*Mario M. Di Flavio*  
TO

JEROME R. THOMAS  
J. C. Champion and Willie Mae  
Champion His wife ITLY  
10121 La Salle Street  
Chicago, ILLINOIS



Mail To:  
American National Bank  
Morton, Di Flavio  
33 North La Salle Street  
Chicago, ILLINOIS  
60690

GEORGE E. STONE  
LEGAL FORMS

END OF RECORDED DOCUMENT