

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK

22 023 416

TRUST DEED AND NOTE NO. 26077 GEO E COLE & CO CHICAGO LEGAL BLANKS

AUG 22 61 54 204 215-4

5.00

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of City 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 ROCCO J. PADULA of City of Chicago 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 Eleven (11) in Block Twenty-Four (24) in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waving 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 tenatable 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 5% 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 foreclosure proceedings to recover possession thereof, to re-let 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: \$6,500.00 On or before one year after date for value received I (we) promise to pay to the order of ROCCO J. PADULA August 21, 1972 the sum of SIX THOUSAND FIVE HUNDRED and NO/100 (\$6,500.00) 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 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 Recorder of Deeds 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 21st day of August A. D. 1972 Signed and Sealed in the Presence of BOX 533 [Seal] [Seal]

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STATE OF Illinois
Cook County, } ss.

I, JOSEPH B. CARACCI,
a Notary Public, in and for, and residing in said County, of the State of Illinois, do hereby
certify that Joseph Panozzo

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 She signed, sealed and delivered the said Instrument as
her 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 21st
day of AUGUST, A. D. 19 72

My Commission expires Nov. 21 19 74

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Joseph B. Caracci
Notary Public
Henry R. Chen
RECORDER OF DEEDS



AUG 22 '72 12 24 PM

22023416

Trust Deed and Note

TO

Matt

JOSEPH B. CARACCI
LAWYER
2355 WEST GRAND AVE
SEELEY 3-4121 CHICAGO 12

GEORGE COLE & COMPANY

END OF RECORDED DOCUMENT