

TRUST DEED AND NOTE

22 078 849

NO. 2604%

24738

GEO E COLE & CO CHICAGO LEGAL BLANKS

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of Elmwood Park 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 Guido A. Schmitt, Trustee of Elmwood Park 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:

The South 17 feet of Lots 11 and Lot 12 (except the South 9 feet) in Steele's Resubdivision of Lot 24 in Blocks 1 to 6 in Steele's Subdivision of the west half of the West half of the Southeast quarter of Section 30, Township 40 north, Range 13 East of the Third Principal Meridian commonly known as 2730 N. Rutherford Avenue

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 10% 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:

\$6,260.76 September 21, 1972

Sixty months after date for value received I (we) promise to pay to the order of First Security Trust and Savings Bank the sum of Six thousand two hundred sixty and 76/100 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 (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 confer 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 to pay 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 21st day of September A. D. 19 72.

Signed and Sealed in the Presence of

Philip J. Russo [Seal]  
Julia V. Russo [Seal]  
Guido A. Russo May K. Russo

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UNOFFICIAL COPY

STATE OF Illinois  
Cook County, ) ss.

I Lucille V. Barone

a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Phillip V. and Julia V. and Michael A. and May K. Russo

personally known to me to be the same persons whose names are subscribed to the foregoing Instrument, appeared before me and acknowledged that they signed, sealed and delivered their free and voluntary act for the uses and including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 8 day of September A. D. 19 72

My Commission expires February 8 19 74

*Lucille V. Barone*

NOTARY PUBLIC  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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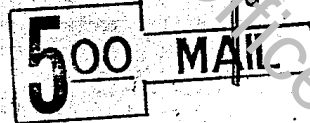
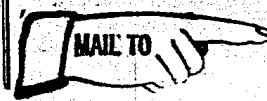
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Trust Deed and Note

Philip V. and Julia Russo  
Michael A. and May K. Russo  
2730 N. Rutherford Avenue  
Chicago, Illinois

TO  
Guido Schmitt, Trustee for  
First Security Trust and Savings Bank



AMERICAN TRUST & SAVINGS BANK

22078849

END OF RECORDED DOCUMENT