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TRUST DEED AND NOTE

22 251 512

NO. 2604
January, 1968

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Berwyn,
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 THE
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BERWYN, a Corporation

, of Berwyn, 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:

SEE RIDER ATTACHED

Lot thirteen (13) and the South half ($\frac{1}{2}$) of Lot twelve (12) in Andrews and Pipers
First Addition to Berwyn, in the North West quarter ($\frac{1}{4}$) of Section thirty one (31)
Township thirty nine (39) North, Range thirteen (13), East of the Third (3rd)
Principal Meridian, in Cook County, Illinois.

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Property of Cook County Clerk's Office

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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 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:
\$ 3,250.00 19 73

As stated herein after date for value received I (we) promise to pay to the order of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF PERU the sum of THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 Dollars at the office of the legal holder of this instrument with interest ~~at the rate of 6% per annum~~ ~~from the date hereof~~ ~~until paid~~ as follows: \$54.16 on the first day of April, 1973; \$54.16 on the first day of each and every month succeeding for 58 months and a

And to secure the payment of said amount I (we) hereby authorize, lawfully 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 County, or of his resignation, refusal or failure to act, the County is hereby appointed as the first successor in this trust, and for any time thereafter, the County is hereby appointed to act, the person who shall 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 6th day of March 19 73

Phyllis Assetta



(SEAL)

BOX 533

of \$54.16
final payment on March, 1977; said payments including a gross interest computed @ 6% per annum for the full term of 60 months. The undersigned further agrees to pay on each payment more than 15 days in arrears a late charge of not to exceed percent (5%) of such amount.

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COOK COUNTY, ILLINOIS
FILED FOR RECORDS

Charles R. Olson
RECORDER OF DEEDS

MAR 15 '73 9 54 AM

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STATE OF Illinois }
COUNTY OF DuPage } ss.

I, Paul M. DeBoer, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

-----PHYLLIS ACCELA a widow and not since remarried-----
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 6th day of March, 1973

(Impress Seal Here)

Paul M. DeBoer
Notary Public



Commission Expires September 11, 1973

Trust Deed and Note

TO

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT