

UNOFFICIAL COPY

TRUST DEED, AND NOTE

NO. 2604
January, 1968 22 265 245

GEORGE E. COLE*
LEGAL FORMS

167142A

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Western Springs 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: The North two-thirds (2/3) of Lot four (4) in Block eleven, (11) in Field Park, a subdivision in the West five-eighths (5/8) of the West half (1/2) of Section five (5), Township thirty-eight (38) North, Range twelve (12), East of the Third (3rd) Principal Meridian, and part of the South West quarter (1/4) of Section thirty-two (32), Township thirty-nine (39) North, Range twelve (12), East of the Third (3rd) Principal Meridian, Cook County, 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 tenable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, the trustee 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:
\$ 5,908.34 _____ 19____
_____ after date for value received, I (we) promise to pay to the order of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BERWYN the sum of FIVE THOUSAND AND NO/100 _____ Dollars

at the office of the legal holder of this instrument ~~with interest at xxxxxxxx percent~~ ~~amount after date of~~ ~~xxxxxx~~ as follows: \$164.12 on the first day of April, 1973; \$164.12 on the first day of each and every month succeeding for
And to secure the payment of said amount I (we) hereby authorize, irrevocably, my 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, then _____ 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 7th day of March 19 73



Judith Ann Gray (SEAL)
James Lee Gray (SEAL)

said payments including a gross interest to 35 months and a first payment on March 1, 1976; computed @ 6% per annum for the full term of 36 months; pay on each payment more than 5% of amount. The undersigned further agree to a late charge of not to exceed five percent (5%) of amount.

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Ernest R. Olson
RECORDER OF DEEDS

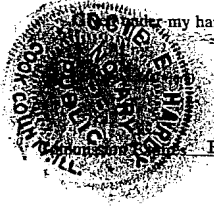
MAR 28 '73 9 45 AM

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, OCIE E. HARDY, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUDITH ANN FRAZIN and IRWIN LEE FRAZIN

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 7th day of March, 19 73.

Ocie E. Hardy
Notary Public

February 8, 1974

Trust Deed and Note

TO

Name: First Federal Savings Loan Assoc of Berwyn
Address: 6809 Hardy Ave
City: Berwyn, Ill

Form 104 R 5/72

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GEORGE E. COLLINS
LEGAL FORMS

END OF RECORDED DOCUMENT