

Property of Cook County Clerk's Office

TRUST DEED AND NOTE

NO. 2604%

22 287 890

Randolph Prtg. Co.

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Morton Grove 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 33 North LaSalle, Chicago the following described Real Estate, with all improvements thereon, situated in the County of Cook and State of Illinois to wit: Lot 6 in Marvin E. Alper's and Associates Resubdivision of part of Lot 2 in William C. Ross Subdivision of part of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

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 tenable 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:

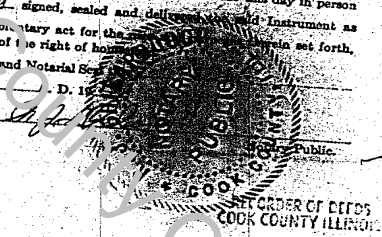
\$4737.96 after date for value received I (we) promise to pay to the order of Aeroom Inc. March 28 19 73 the sum of Four Thousand Seven Hundred Thirty Seven & 96/100 Dollars at the office of the legal holder of this instrument with interest at 6 per cent. per annum after date hereof until paid. And to 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 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 Chicago Title and Trust Company of said County, is hereby appointed to be his 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 28th day of March A. D. 19 73 Signed and Sealed in the Presence of William R. Nelson [Seal] Reva Nelson [Seal]

22 287 890

UNOFFICIAL COPY

STATE OF Illinois County, Cook as R. J. Ghilarducci
 a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
 certify that William N. Nelson and Reva Nelson
are personally known to me to be the same persons whose names &
 and acknowledged that they signed, sealed and delivered the said Instrument as
their free and voluntary act for the purposes and in the manner set forth,
 including the release and waiver of the right of homestead.
 Given under my hand and Notarial Seal this March day of March, 1973 D. 1973
 My Commission expires 4/14 1973



1973 APR 13 PM 12 *Henry R. Olson*

Trust Deed and Note
 5551 Theobald, Morton Grove, Ill.
 William N. Nelson and Reva Nelson

TO
 Jerome R. Thomas
 American National Bank
 33 N. LaSalle, Chicago, Illinois
 Box No. 221

Pay to order of American National Bank without recourse
 AIRROOM INC.

Ben [Signature]

APR 13-73 6 10 6 5 1 • 22287890 • A — Rec 5.00

5.00

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 Recording Printing Telephone

END OF RECORDED DOCUMENT