

TRUST DEED AND NOTE

NO. 2604 1/2

22 365 562

Randolph P. Co.

3-38036

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of La Grange County of Cook 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 N. LaSalle Street 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 40 in Elm Terrace, being a Subdivision of the East 1/2 of the S.E. 1/4 (except the West 30 rods thereof) of Section 28 Township 39 North, Range 12 East of the Tenth Principal Meridian

50270000

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 all 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 grantee to sue for, collect and receive the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to return 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: 3512.88

after date for value received I (we) promise to pay to the order of Airroom, Inc. the sum of Three Thousand Five Hundred and twelve and 88/100 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 and in trust, any attorney at law of any County or State in the United States to appear for us in such court, in term time or vacation, at any time or place as he may deem proper and to apply the money so arising to the 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 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 death, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then Chicago Title & Trust Co. of Chicago 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 be so appointed is hereby appointed to be the 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 recording his receipt herefor.

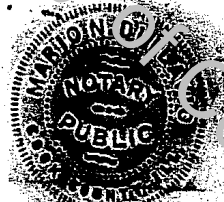
Witness our hands and seals this 5th day of June A. D. 1973

Signed and Sealed in the Presence of
X Robert H. Phillips (Seal)
X Elizabeth J. Thomas (Seal)

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UNOFFICIAL COPY

STATE OF Illinois
County,)
Loc 6)



I, Mario N. Di Flavio
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that Robert H. Phillips and Elizabeth Phillips
his wife (I) 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.

Given under my hand and Notarial Seal this 5th
day of June A. D. 1973

My Commission expires 3/22/76.

Mario N. Di Flavio
Notary Public.

1973 JUN 5 AM 9 01

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

502 285 55

COOK Box 221

Trust Deed and Note

Robert and Elizabeth
Phillips his wife (I)
1513 Beach
La Grange, Illinois

TO

Jerome R. Thomas

pay to order of American
National Bank without recourse
AIROOM INC.

Benjamin
BY

MAIL TO:
AMERICAN NATIONAL BANK
MARIO N. DI FLAVIO
33 N. LASALLE STREET
CHICAGO, ILLINOIS

500
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Handbook Printing Co.

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