

UNOFFICIAL COPY

Property of Cook County Clerk's Office

TRUST DEED NO. 23 639 297 NO. 2604 January, 1968

GEORGE E. COLE* LEGAL FORMS

MB
Ed

THIS INSTRUMENT WITNESSETH that the undersigned as grantors, of Chicago, 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 PUBLIC SAVINGS AND LOAN ASSOCIATION of Chicago, 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: Lots 41 and 42 in Block 40 in Frederick H. Bartlett's 2nd addition to Garfield Ridge, being a subdivision of the West Half of the West Half of the North East Quarter of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 5717 South Austin Avenue, Chicago, Illinois.

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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 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: \$ 9,044.40 TEN (10) years after date for value received I (we) promise to pay to the order of PUBLIC SAVINGS AND LOAN ASSOCIATION OF CHICAGO the sum of NINE THOUSAND FORTY-FOUR AND 40/100ths Dollars in the office of the legal holder of this instrument with interest at 9 1/2 per cent per annum after date hereof until paid.

And to secure the performance of said promise I (we) hereby authorize, irrevocably any attorney of any court in Cook County, Illinois or State of Illinois to appear for us in such court, in term time or vacation, to prosecute and defend all suits, actions and proceedings in favor of the holder of this instrument and to cause any judgments, decrees or orders to be paid thereon, together with costs, and reasonable attorney's fees, and to cause all such judgments, decrees or orders to be satisfied in any such proceedings, and to consent to immediate execution of any such judgments, decrees or orders and to ratify and confirm all that my (our) said attorney may do by and without me.

IN THE EVENT that any such attorney or removal from said Cook County, Illinois, or State of Illinois, or failure to act then Recorder of Deeds of Cook County, Illinois, shall be appointed by the first successor in this trust, and if for any like cause first successor shall be unable to act, then the duties then by the acting Recorder of Deeds of said County is hereby appointed to be performed and executed by him. And when all the aforesaid covenants and agreements are performed and the trust is terminated, then the premises to the party entitled thereto on receiving the same from the trustee.

Witness my hand and seal this ninth day of September 1970

X Frank J. Pfeifer (SEAL)
X Alice Pfeifer (SEAL)

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THIS INSTRUMENT WAS PREPARED BY Mary Braun Public Savings and Loan Association of Chicago 6422 W. AMHERST AVE. CHICAGO, ILL. 60648

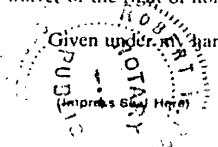
Property of Cook County Clerk's Office

STATE OF Illinois)
COUNTY OF Cook) ss.

I, ROBERT W. ROPA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANK T. PFISTER AND ALICE R. PFISTER, his wife

personally known to me to be the same person 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 ninth day of September 19 76



Robert W. Ropa
Robert W. Ropa, Notary Public

Commission Expires April 1st, 1979

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 16 '76 3 06 PM

George E. Cole
RECORDED DEEDS
*23639207

Box 214
Trust Deed and Note

GEORGE E. COLE
LEGAL FORMS
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