

Property of Cook County Clerk's Office

TRUST DEED AND NOTE **23 761 491** NO. 2604 1/2 GEO E COLE & CO CHICAGO LEGAL BLANKS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Glen Ellyn City, Du Page 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 Archer National Bank of Chicago County of Cook and State of Illinois the following described Real Estate with all improvements thereon, situated in the County of Du Page in the State of Illinois to wit: Lot 3 of Font Hill Terrace, a Subdivision of Part of Section 12, Township 22 North, Range 10 East of the Third Principal Meridian

hereby releasing and waving 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 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 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 re-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: \$10,000.00 December 27, 1976 on demand after date for value received I (we) promise to pay to the order of Archer National Bank the sum of Ten thousand and no/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 Archer National Bank 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 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 27th day of December A. D. 19 76  
Signed and Sealed in the Presence of [Signature] [Seal]  
[Signature] [Seal]

23 761 491

# UNOFFICIAL COPY

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STATE OF Illinois )  
Cook County, ) ss.

I, Louise Sajdak  
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby  
certify that Norman E. Wolff and Joan A. Wolff (his wife)

are 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 27th  
day of December, A. D. 1976.

Document prepared by:  
Gail M. Donlan  
4970 So. Archer Ave.  
Chicago, Illinois



My Commission Expires Sept. 20, 1980

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Trust Deed and Note

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GEORGE COLE & COMPANY

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END OF RECORDED DOCUMENT