

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604  
January, 1968

23 798 873

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE 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  
Commercial National Bank of Berwyn

of Berwyn, County of Cook  
and State of Illinois, a trustee, the following described Real Estate, with all improvements  
thereon, situated in the County of Cook in the State of Illinois to wit:  
Lot 1 (Except the West 9 ft. thereof) in Block 2 in W. F. Kaiser & Co.'s Ardale  
Park Subdivision in the East Half of the North West Quarter of Section 15,  
Township 38 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 build-  
ings thereon insured to their full insurable value, to pay all prior insurances 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 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:  
~~\$ 3382.28~~ Two (2) Years after date for value received I (we) promise to pay to the order of  
Commercial National Bank of Berwyn the sum of  
Three thousand three hundred eighty-nine dollars and 28/100ths Dollars  
at the office of the legal holder of this instrument with interest at 6 1/2 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 after maturity hereof, and confess a judgment without process in favor of the holder of this instru-  
ment 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 Cook  
County, or of his resignation, refusal or failure to act, then Chicago Title Insurance Company  
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 per-  
formed 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 20th day of January 19 77.

THIS INSTRUMENT WAS PREPARED BY:

COMMERCIAL NATIONAL BANK OF BERWYN  
3322 SO. OAK PARK AVENUE  
BERWYN, ILLINOIS 60402  
James A. Cairo

BY:

John Floudis (SEAL)  
Rosa Floudis (SEAL)

23 798 873

UNOFFICIAL COPY

*Henry H. Olson*

RECORDED IN BOOK  
COOK COUNTY ILLINOIS

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STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Lorene K. Barcal, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Florida and Rose Florida, his wife,

personally known to me to be the same person\_s whose name\_s 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 20th day of January, 19 77



*Lorene K. Barcal*  
Notary Public

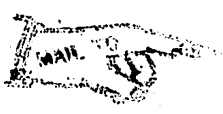
Commission Expires 10/22/80

10<sup>00</sup> MAIL

**Trust Deed and Note**

John Florida and Rose Florida, his wife  
4435 W. 55th St.  
Chicago, Ill 60632

Commercial National Bank of Berwyn  
3322 S. Oak Park Avenue  
Berwyn, Il 60402



Mail To:  
Commercial National Bank of Berwyn  
3322 S. Oak Park Avenue  
Berwyn, Il 60402

23798873

GEORGE E. COLE  
LEGAL FIRMS

END OF RECORDED DOCUMENT