

TRUST DEED AND NOTE

NO. 2604
September, 1975

23 807 969

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE WITNESSETH That the undersigned as grantors, of the city 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 Fred T. Johnson and Margaret V. Johnson; and Duane A. Lindstrom and Dorothy A. Lindstrom

of city 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:

The North 15 feet of Lot 43 and the South 44 feet of Lot 44 in the Trustees' Subdivision of Block 15 in Lefflin Smith and Dyers Subdivision of the North East 1/4 (Except 1.28 acres in the North East corner) of Section 20, Township 40 North, Range 14 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 8% 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: \$ 3,000.00 January 7 1977 Ninety days (90) after date for value received I (we) promise to pay to the order of Fred T. and Margaret V. Johnson and Duane A. and Dorothy A. Lindstrom the sum of Three thousand and no/100s Dollars at the office of the legal holder of this instrument with interest at per cent per annum after date hereof until paid: 1220 Albion, Chicago, Illinois 60626.

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 instrument 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 Thomas C. Halperin 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 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 7th day of January 1977

Gary A. Weyle (SEAL)

(SEAL)

This instrument was prepared by Margaret V. Johnson, 1220 Albion, Chicago, Illinois (NAME AND ADDRESS)

UNOFFICIAL COPY



Winton D. Fulk

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, WINTON D. FULK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary A. Werle

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 7th day of January, 1977

Winton D. Fulk

Notary Public

Commission Expires December 27, 1980



Box _____

Trust Deed and Note

Gary A. Werle

TO

Fred T. and Margaret V. Johnson

Diane A. and Dorothy A. Lindstrom

MAIL TO:

MARGARET V. JOHNSON
1230 ALRION
CHICAGO, ILL. 60646

GEORGE E. COLE
LEGAL FORMS

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END OF RECORDED DOCUMENT