

Property of Cook County

Prepared by Lucille V. Barone for First Security Trust & Savings Bank
7315 W. Grand Ave - Elmwood Park, Ill.

TRUST DEED AND NOTE

23 951 276

NO. 2604 1/2

30351

GEO E COLE & CO CHICAGO
LEGAL BLANK B

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of Franklin Park, 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 Guido A. Schmitt, trustee of Elmwood Park County of Cook and State of Illinois the following describe Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit: Lots 11 & 12 in Block 4 in 4th Addition to Franklin Park, a Subdivision of the East half of the North West Quarter of Section 28, Township 40 North, Range 12 East of the Third Principal Meridian.

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 for their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenenable 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 costs 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 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: \$2,954.88 May 20, 1977 19 Thirty-six months after date for value received I (we) promise to pay to the order of First Security Trust and Savings Bank the sum of Two thousand nine hundred fifty four 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 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 Elmer W. Beck 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 20th day of May A. D. 1977

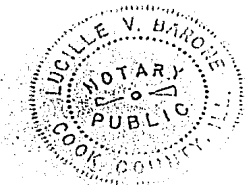
Signed and Sealed in the Presence of

Richard Janzer [Seal]
Richard Janzer [Seal]

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Property of Cook County Clerk's Office

STATE OF Illinois 1977 JUN 2
Cook County,) Notary Public



I, Lucille V. Barone, Notary Public, and residing in said County, in the State aforesaid, do hereby certify that Richard I. and Rosemary Panzer Sr. 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 20th day of May A. D. 1977

Lucille V. Barone

Notary Public.

My Commission expires February 8, 1978 19



Trust Deed and Note

Richard I. and Rosemary Panzer Sr.

TO

Guido A. Schmitt, trustee
First-Security-Trust-&-Savings-Bank
7315 W. Grand Ave
Elmwood Park, Ill. 60635



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GEORGE COLE & COMPANY