

UNOFFICIAL COPY

Property of
A770013

TRUST DEED AND MORTGAGE

NO. 2604
January, 1968

23 463 290

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Berwyn
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 The
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a Corporation
of Berwyn 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: Lot 6 in
Block 4 in Walter G. Mc Intosh Forest View Gardens being Subdivision of Blocks 14,
15, 20, 21, 22, 23, and 28 in Circuit Court Partition of part of the Section 6,
Township 38 North, Range 13 East of the 3rd Principal Meridian, according to the
plat thereof recorded June 7, 1927 as Doc. 7532229 in Cook County, Illinois.

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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 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 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:
\$ 3,898.53 June 3, 1977

As stated herein after date for value received I (we) promise to pay to the order of
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BERWYN the sum of
Three Thousand Eight Hundred Ninety Eight and 53/100 Dollars
at the office of the legal holder of this instrument ~~as follows:~~ as follows: \$64.97 on the first day of August, 1977; \$64.97 on the
1st day of each and every month succeeding for 58 months and a final payment

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any firm
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 WITNESS WHEREOF, the undersigned, the legal holder of this instrument, do hereby certify that the same is a true and correct copy of the original instrument as the same appears of record in the office of the Recorder of Deeds of said County and that the undersigned is duly appointed to act as successor in this trust, and if for any reason the undersigned should die or become incompetent, then the undersigned hereby appoints Richard F. Pronaska of said County to be second successor in this trust. And when all the aforesaid covenants and agreements are performed
by 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 3rd day of June 1977.

"THIS INSTRUMENT WAS PREPARED BY"
Richard F. Pronaska, Attorney for
First Federal Savings and Loan Assoc. of
6609 STANLEY AVE.
BERWYN, ILLINOIS 60402

James C. Gibas (SEAL)
Randolph S. Gibas (SEAL)

on August 1, 1982, said payments including a gross interest computed @ 6% per
annum for the full term of 60 months. The undersigned further agrees to pay on
each payment more than 15 days in arrears a late charge of not to exceed 10%
percent (6%) of such amount.

23 463 290

Property of Cook County Clerk's Office

ILLINOIS
RECORD
JUN 10 12 31 PM '77

NOTARY PUBLIC
NUMBER OF DEEDS
*23963290

STATE OF Illinois }
COUNTY OF Cook } ss.

I, James W. Schoeff, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

JAMES J. GIBAS AND PENELOPE GIBAS, his wife

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 3rd day of June

(Impress Seal Here)

James W. Schoeff
Notary Public
JAMES W. SCHOEFF
NOTARY PUBLIC
COOK COUNTY ILLINOIS
1977

Commission Expires September 9, 1978

R/639-5

Trust Deed and Note

JAMES J. GIBAS AND PENELOPE GIBAS,

his wife

TO

4425 S. Wisconsin

Stickney, Illinois 60402

MAIL TO:
FIRST FEDERAL SAVINGS OF BERTHA
1022 ST. LOUIS AVENUE
BERTHA, ILLINOIS

GEORGE E. COLE
LEGAL FORM #

END OF RECORDED DOCUMENT