

UNOFFICIAL COPY

Property of Cook County, Illinois

23 005 846

TRUST DEED AND NOTE

NO. 2604

Randolph Prtg. Co.

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 Merchandise National Bank of the city of Chicago County of Cook and State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit: Lot 25 in Mary Ann Bayleys Subdivision of Block 8 in Wright and Websters Subdivision of the N. E. 1/4 of Section 12 Township 30 North, Range 13 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 fire, lightning and the interest thereon and to keep the property tenanted and in good repair and condition. 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. In default in any payments hereunder, grantee may declare the whole principal due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and convey 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 or cause to be brought 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, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

\$7,823.40 February 12, 1975. 60 days after date for value received I, we, promise to pay to the order of Merchandise National Bank the sum of Seven thousand eight hundred and twenty three dollars and 40/100

at the rate of the local bank on this instrument with interest at 8 per cent. per annum after date hereof until paid (78 x \$100.30) 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 Merchandise 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 12th day of February A. D. 1975.

Signed and Sealed in the Presence of

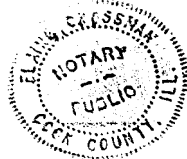
Dak R. Frydahl

Theofanya Stephens (Seal) Olga Jotari (Seal)

This Document Prepared By: Marion Agner Merchandise National Bank Chicago, Illinois 60654

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Property of Cook County Clerk's Office



STATE OF Illinois, Cook County, Ill.

I, [Signature] Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Theofana Stephans and Olga Totoni are personally known to me to be the same person whose name 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 12th day of February, A. D. 1955

My Commission expires 1955

44

FEB 25 1955 PM 2 46

Notary Public

REC-23005846 W A Rec 5.00

Trust Deed and Note

Theofana Stephans and Olga Totoni

TO

Merchandise National Bank
Merchandise Mart
Chicago, Illinois 60654

Pay to order of Merchandise National Bank without recourse
[Signature]

5.00

BOX 422

Randolph Printing Co.

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