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23 020 9711

Randolph Prtg. Co.

TRUST DEED AND NOTE

NO. 2604W

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Chicago, Cook County 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 Jerome R. Thomas for use and benefit of ANBATCO, Cook County of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit:

The E. 10ft. of Lot 42 and the W. 25 ft. of Lot 43 in McGuire and Birrs' Ridge Boulevard Addition to Rogers Park in the N. W. 1/4 of Section 31 Township 41 North Range 14 East of the Third Principal Meridian. This instrument was prepared by Linda R Rowland ANBATCO 33 N La Salle Chgo

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 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 5% 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: \$14,084.40 January 20, 1975

after date for value received I (we) promise to pay to the order of Airroom, Inc the sum of Fourteen thousand eighty-four and 40/100 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 Chicago Title and Trust Co. of Chicago 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 of the party entitled thereto, January 1975

Witness our hands and seals this 14th day of January, 1975. Signed and Sealed in the Presence of Leo Dressler and Anna Marie Kelly

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STATE OF Illinois )  
Cook County, )  
I, Mario N. Di Flavio  
Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Francis J Kelly and wife Anna Marie Kelly (J)  
personally known to me to be the same persons whose name  
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 January 1975 A. D. 1975  
My Commission expires 1975  
Notary Public.



MAR 11 1975 961954 23020971 - A - Rec 5.00

Trust Deed and Note

Francis J Kelly and wife  
Anna Marie Kelly (J)  
2227 Estes  
Chgo, Ill



Jerome R. Thomas

Pay to order of American National Bank without recourse Airoom Inc.



Mail To  
M N Di Flavio  
ANB/ATOC  
33 N La Salle  
Chgo

Randall Printing Co.

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