

UNOFFICIAL COPY

Property

TRUST DEED AND NOTE

23 201 726

Chicago

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of _____
 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
ENRIQUE ALONSO, A. Bachelor
 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:
 Lot 36 in Samuel Johnston's Subdivision of part of Block 6 in Johnston and Lee's
 Subdivision of the West half of the South West quarter of Section 20, Township 39
 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
 Commonly known as 1836 South Blue Island Avenue, Chicago, 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 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 10% interest thereon, become due immediately, with out 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:

\$ 8,000.00 On Demand after date for value received I (we) promise to pay to the order of
ENRIQUE ALONSO the sum of
EIGHT THOUSAND AND NO/100THS Dollars
 at the office of the legal holder of this instrument with interest at 10 per cent per annum, after date hereof
 until paid. This note repayable in monthly installments of \$169.98 or more until paid in full.

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 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 THE EVENT of the trustee's death, inability, or removal from said Cook
 County, or of his resignation, refusal or failure to act, then Richard A. Dolejs
 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 per-
 formed 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 November 19 74

THIS INSTRUMENT PREPARED BY:
 ATTORNEY MELVIN J. KAHM
 8008 W. 31st STREET
 NORTH RIVERSIDE, ILLINOIS
Pedro Franco (SEAL)
 PEDRO FRANCO
Irene Franco (SEAL)
 IRENE FRANCO

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, RICHARD A. DOLEJS a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PEDRO FRANCO and IRENE FRANCO, his wife,

personally known to me to be the same person(s) whose name(s) 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 11th day of November, 1974.



Richard A. Dolejs
RICHARD A. DOLEJS



Trust Deed and Note
PEDRO FRANCO and IRENE FRANCO
his wife,
TO
ENRIQUE ALONSO, A Bachelor



Mail to:
A. H. Dolejs and Sons,
3607 West 26th Street
Chicago, Illinois 60623

23201725

END OF RECORDED DOCUMENT