

UNOFFICIAL COPY

James M. Chipman
TRUST DEED AND NOTE

NO. 2604
January, 1968

23 211 219

GEORGE E. COLE*
LEGAL FORMS

THIS INSTRUMENT 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
Lewis Richtiger

City of Chicago County of Cook
and State of Illinois is trustee, the following described Real Estate, with all improvements
thereon, situated in the County of Cook in the State of Illinois to wit:
The North 30 ft. of the South 45 feet of Lot 15 in Block 8 in William
Wallen's Edgewater Golf Club Addition to Rogers Park, being a Subdivision
of the South East 1/4 of the South East 1/4 of Section 36, Township 41 North,
Range 13 East of the Third Principal Meridian, in Cook County, 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 tenable 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. In 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:
\$ 17,750.00 September 4 19 75
36 Months after date for value received (we) promise to pay to the order of
Lincoln National Bank 3959 N. Lincoln Ave., Chicago, IL 60613 the sum of
Seventeen Thousand Seven Hundred Fifty and 00/100 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 (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 ~~any~~ (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 Gene L. Torkelson
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 4th day of September 19 75
This document was prepared
by: Gene L. Torkelson
Lincoln National Bank
3959 N. Lincoln Ave.
Chicago, IL 60613

James M. Chipman (SEAL)

Judith Ann Chipman (SEAL)

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STATE OF Illinois)
COUNTY OF Cook) SS

I, Michael Parilla, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James M. Chipman and Judith Ann Chipman,
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 4th day of September, 1975

Michael W. Parilla
Notary Public

23211219

5.00

Trust Deed and Note

James M. Chipman and
Judith Ann Chipman, his wife

TO

Lincoln National Bank
3959 N. Lincoln Ave.
Chicago, IL 60613

GEORGE E. COLE*
LEGAL FORMS

END OF RECORDED DOCUMENT