

# UNOFFICIAL COPY

Photocopy of Cook County

Prepared by Lucille V. Barone for First Security Trust & Savings Bank  
7315 W. Grand Ave.  
Elmhurst Park, Illinois 60635

TRUST DEED AND NOTE NO. 2604, 23 227 094 GEO E COLE & CO CHICAGO LEGAL BLANKS

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 Guido A. Schmitt, trustee of Elwood Park 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: South 1/2 of North 1/2 of lot 48 in 2nd addition to Mont Clare Gardens a subdivision of East 1/2 of North East 1/4 (except Rail Road) of Section 30, Township 40 North, Range 13 East of the Third Principal Meridian.

herby 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 the 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 grantor 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, we are may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to trustee 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 trustee 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: \$6,504.60 September 2, 1975

Sixty months after date for value received I (we) promise to pay to the order of First Security Trust and Savings Bank the sum of Six thousand five hundred four and 60/100 Dollars at the office of the local 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 confer a judgment without promise 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 receive 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 Elmer W. Beck 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 abovecovenants 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 2nd day of September 1975

Signed and Sealed to the Presence of John R. Jaworski, Phyllis M. Jaworski

23 227 094

STATE OF Illinois  
Cook County, ) ss.



I, Lucille V. Barone  
a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby  
certify that John R. and Phyllis Zarisza

personally known to me to be the same persons whose names  
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 2nd  
day of September A. D. 1975.

My Commission expires February 8, 1978

Lucille V. Barone  
Notary Public  
RECORDED IN BOOK  
COOK COUNTY, ILLINOIS

1975 SEP 19 AM 10 13

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Trust Deed and Note

John R. and Phyllis Zarisza  
to  
Guldo A. Schmitt, trustee  
First Security Trust & Savings Bank  
7315 W. Grand Ave.  
Elmwood Park, Illinois 60635



GEORGE COLE & COMPANY  
1402 COOK

END OF RECORDED DOCUMENT