

UNOFFICIAL COPY

Property of Cook County Office
23 274 000

File

TRUST DEED AND NOTE

23 274 000

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of the City 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 PIONEER TRUST & SAVINGS BANK of 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 24 Block 4 1st Ashwood Addition to Rogers Park, a Subdivision of South half of Northeast Quarter of Southeast Quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian

and commonly known as 6629 North Rockwell 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 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 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:

§ 5986-30 Pl. No. Chicago, Ill. July 31, 1975

At the dates hereinafter mentioned, for value received, I or we, the undersigned, jointly and severally promise to pay to the order of PIONEER TRUST & SAVINGS BANK, at 4000 W. North Avenue, Chicago, Illinois, the sum of **Five Thousand Nine Hundred Eighty Six and 80/100** Dollars, payable as follows:

30 payments of \$199.56 each month, beginning September 15, 1975 and each month and every month thereafter until fully paid on February 15, 1978.

with interest on each installment after its maturity at the rate of seven per cent per annum 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 DEATH, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be successor to 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

31st

day of July

A. D. 1975

[Handwritten signatures]

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Property of Cook County Clerk's Office

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned,
a Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that Adam Holcman & Barbara V. Holcman
are personally known to me to be the same persons whose names
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 conveyance
right of homestead.

Given under my hand and Notarial Seal this 31st
day of July A. D. 1975

My Commission expires September 28, 1977

Joseph T. McCarthy
Notary Public

\$	P. L. NO.	EXPIRATION	NAME	ADDRESS	TELEPHONE	RECEIVED BY	DATE PAID	AMT PAID	BALANCE	TYP
						<i>Adam Holcman</i>	07-29-75	66580	23271000	A - Rec
										5.00

Trust Deed and Note

Adam Holcman & Barbara V. Holcman
6629 N. Rockwell Chicago, Ill.

TO

Pioneer Trust & Savings Bank
4000 West North Avenue
Chicago, Illinois 60639

This document prepared by
Joseph T. McCarthy
Pioneer Trust & Savings Bank
4000 West North Avenue
Chicago, Illinois 60639

66-1000

23271000

END OF RECORDED DOCUMENT