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Property of Cook County Clerk's Office

23 310 216

23 310 206

TRUST DEED AND NOTE

Loan No. 65-211-M

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Brookfield 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 Frank J. Sobotka, Trustee of Cicero 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 4 in Block 20 in Brookfield Manor being a subdivision of the North East 1/4 in Section 31, Township 39 North, Range 12 East of the Third Principal Meridian (except the right of way of the suburban railroad company) 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 buildings 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 10 % interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AN 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 remove the said premises as he may deem proper and to apply this money so relating to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to question 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:

PROMISSORY NOTE

\$ 6942.50 (Amount of Note) Brookfield, Illinois (City) November 3, (Date) 1975

FAMILY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CICERO

For value received, the undersigned promises to pay to the order of ASSOCIATION OF CICERO at its office, or at the office of the holder hereof, the sum of Sixty nine hundred forty two and 50/100 Dollars,

to be paid in 36 monthly installments of 194.50 Dollars each, beginning on the 3rd day of December 1975 and a like installment on the same date in each month thereafter until this note is paid in full. Failure to pay any one or more of said installments promptly when due (time being of the essence in this transaction) shall, at the option of the holder hereof, immediately mature the entire unpaid balance, with interest recalculated at the highest rate allowed by law in this State and said recalculated amount shall thereafter bear interest at the highest rate allowed by law in this State. If this note is placed in the hands of an attorney for collection, the undersigned agrees to pay in addition to said principal and interest, reasonable attorneys' fees and cost. The undersigned agrees to pay a late charge, not exceeding \$4 for each dollar of each payment more than 15 days in arrears, but not in excess of \$5.00, in respect to any one such late charge payment. Further to secure the payment of this note, the undersigned hereby, jointly and severally, irrevocably, authorize and empower any attorney at law of any Court of record to appear for him, them, or either of them, in any Court, at any time, and confess a judgment without process against him, them, or either of them, in favor of the legal holder, for such sum as may appear to be unpaid, with interest, costs, and reasonable attorneys' fees, and to waive and release all errors and consent to immediate execution, hereby ratifying and confirming all that said attorney may do by virtue hereof, and hereby waives all right of appeal from such judgment. The undersigned, including maker, endorser, guarantors, assignors and sureties join in the note, jointly and severally, hereby bind themselves, their personal representatives, heirs and successors, and jointly and severally, agree to all extensions and waive presentment for payment, demand, protest and notice of protest for nonpayment of this note, and hereby waive all homestead or exemption rights and valuation laws and hereby authorize the holder hereof to claim such right and subject the same to the payment of this note. If this note is given for the improvement of any real estate, the lien for such improvement is not extinguished by the giving of this note, but may be claimed by or for the holder hereof. "The undersigned" as used herein, includes the singular and plural and the masculine, feminine and neuter.

PROMISSORY NOTE PAYABLE AT THE
MORTON PARK FEDERAL SAVINGS
and Loan Association of Cicero

Gregory E. Sobotka (Signature) (SEAL)
Sandra M. Sobotka (Signature) (SEAL)

1217-28 W. 28th Street
CICERO, ILLINOIS 60608
Family Federal Savings and Loan Association
of Cicero

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1975 DEC 2 AM 11 13
 STATE OF Illinois
 Cook County }
 Gladys A. Halla
 a Notary Public in and for the State of Illinois, do hereby certify that Gregory F. Sobotka and Linda M. Sobotka, his wife
 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 waiver of the right of homestead.
 Given under my hand and Notarial Seal this 21st day of November 1975
 Gladys A. Halla
 Notary Public



5.00

23310206

Fax 1015
Trust Deed and Note
 Gregory F. Sobotka and
 Linda M. Sobotka, his wife
 Frank J. Sobotka, Trustee

THIS INSTRUMENT WAS PREPARED BY
 Judy J. Cserwin
 FAMILY FEDERAL SAVINGS AND LOAN
 ASSOCIATION OF ILLINOIS
 5217 29 WEST 25th STREET
 CICERO, ILLINOIS 60650

END OF RECORDED DOCUMENT