

UNOFFICIAL COPY

Account No. 1600251

TRUST DEED AND NOTE

NO. 2604
January, 1968

GEORGE E. COLE*
LEGAL FORMS

23 354 545

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 Continental Illinois National Bank & Trust Co., whose principal address is 231 S. LaSalle Street 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 Twenty One (21) in Gordon Addition to Pullman, being a Subdivision of Lot Three (3) (except the North 181 Feet except the East 33 Feet of said Lot) also Lot Six (6) (except the South 117 Feet of the North 165 Feet and except the East 13 Feet of said Lot) all in School Trustees' Subdivision of Sect on 16, Township 37 North, Range 14 East of the Third Principal Meridian.

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 12% 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: Fifty-four Hundred Thirty-three and 96/100 (\$5,433.96) June 7, 1975 after date for value received I (we) promise to pay to the order of Continental Illinois National Bank & Trust Company of Chicago the sum of Sixty-four and 69/100 Dollars each month starting November 15, 1975 with 12% interest payment due October 1987 if not sooner paid at the office of the legal holder of this instrument with interest at _____ 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 after maturity hereof, 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 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 _____ County, or of his resignation, refusal or failure to act, then _____ 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 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 7th day of June 1975.

* Twelve (12) per cent

Jessie Thomas (SEAL)

Michael Thomas (SEAL)

This instrument prepared by: George E. Schwertfeger, 231 S. LaSalle, Chicago, Ill.

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Account No. 16800251

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NO. 2604
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GEORGE E. COLE
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Lot Twenty One (21) in Gordon's Addition to Pullman, being a Subdivision of Lot Three (3) (except the North 181 Feet except the East 33 Feet of said Lot) also Lot Six (6) (except the South 117 Feet of the North 165 Feet and except the East 13 Feet of said Lot) all in School Trustees' Subdivision of Section 16, Township 37 North, Range 14 East of the Third Principal Meridian.

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 costs therefor, which shall, with 7% 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 receive 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: Fifty-four Hundred Thirty-three and 96/100 (\$5,433.96) June 7, 1975 after date for value received I (we) promise to pay to the order of Continental Illinois National Bank & Trust Company of Chicago the sum of Sixty-four and 69/100 Dollars each month starting November 15, 1975 with 100% payment due October 1987 if not sooner paid at the office of the legal holder of this instrument with interest at _____ 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 after maturity hereof, 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 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 _____ County, or of his resignation, refusal or failure to act, then _____ 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 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 7th day of June 1975.

* Twelve (12) per cent

Jennie Shonke (SEAL)

Michael Shonke (SEAL)

UNOFFICIAL COPY

George E. Cole
1976 JAN 14 AM 10 13

RECEIVED BY CLERK
COOK COUNTY ILLINOIS

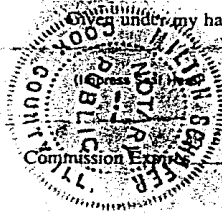
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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Milton Schafer, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tammie Thomas and wife Mildred Thomas

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and notarial seal this 28th day of August, 19 75



Milton Schafer
Notary Public

Account No. 16800251

Trust Deed and Note

TO
CONTINENTAL ILLINOIS NATIONAL BANK
Attn: G. E. Schwertfeger
231 S. LaSalle
Chicago, Illinois 60693



23354545

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT