

Property of

TRUST DEED AND NOTE

NO. 2604
September, 1975

24 403 887

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE WITNESSETH, That the undersigned as grantor of 1245 N. Ashland, 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
JAMES R. DONNELLY, 77 West Washington 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 Eighty-Nine (89) and the South Half of Lot Ninety (90) in Block Twelve (12)
in Canal Trustees' Subdivision of the West Half (W1/2) of Section 5, Township
39 North, Range 14, East of the Third Principal Meridian (excepting, however,
that part of premises in question lying West of a line 50 feet east of said
parallel with the west line of said Section 5 aforesaid as condemned for widening
North Ashland Avenue in Chicago and by virtue of the homestead exemption laws of the State of

~~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 tenantable and in good repair and free of liens. In the event of failure of grantors to
comply with any of the above covenants, their grantee is authorized to attend to the same and pay the bills
therefor, which shall, with 8% 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:
\$5,000.00 on demand after date for value received I (we) promise to pay to the order of
JAMES R. DONNELLY, 77 West Washington St., Chicago, Illinois 60602 the sum of
Five Thousand Dollars
at the office of the legal holder of this instrument with interest at 10 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 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 my (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 EDWIN R. ARMSTRONG,
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 my hand and seals this 14th day of April 1978

Vivian Casilla (SEAL)
VIVIAN CASILLA
(SEAL)

This instrument was prepared by JAMES R. DONNELLY, 77 West Washington St., Chicago, IL 60602
(NAME AND ADDRESS)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Joyce Provis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Casilla

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 14 day of April, 19 78

(Impress Seal Here)

Joyce Provis
Notary Public

Commission Expires 3-4-79

10.00 MAIL

24403887

LEGAL FORMS
STOCK # 38202

Box

Trust Deed and Note

MAIL TO
TO

MAIL TO
JAMES R. JENNELLY
SUITE 1717
77 W. WASHINGTON
CHICAGO, ILL
60602

MAIL TO:

OF RECORDED DOCUMENT