

UNOFFICIAL COPY

Property

TRUST DEED AND NOTE

NO. 2504
September, 1975

24571221

GEORGE E. COLE
LEGAL FORMS

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of 3851 N. Whipple
 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
Lewis Richter
 City of Chicago County of Cook
 and State of Illinois, as grantee, the following described Real Estate, with all improvements
 thereon, situated in the County of Cook in the State of Illinois to wit:
 The North 72 feet of Lot 44 and all the Lot 45 and the South 103 feet in Block 6
 in Ma. E. Hatterman's Irving Park Blvd. Subdivision in Section 24, Township 40
 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

hereby releasing and waiving all rights made 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 build-
 ings 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
 thereof, which shall, with 8% interest thereon, become due immediately, without demand. On default in
 any payments hereunder, grantee may declare the debt 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 or rents or advancements.

In trust, nevertheless, for the purpose of securing performance of the foregoing obligation, to-wit:
 \$2,090.00 12 months after date for value received for August 3 19 78
 Lincoln National Bank, 3959 N. Lincoln Ave., Chicago, Illinois 60613 the sum of
 Two Thousand Ninety and 00/100 Dollars
 at the office of the legal holder of this instrument with interest at 4 per cent per annum after date hereof
 until paid.

And to secure the payment of said amount (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 person or by 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 claims which may intervene in any such proceedings, and to consent to any immediate
 execution upon such judgment, hereby ratifying and confirming all that 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 Gene L. Tortkelson
 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 our hands and seals this 3rd day of August 19 78

THIS INSTRUMENT WAS
 PREPARED BY
 GENE L. TORTKELSON
 LINCOLN NATIONAL BANK
 3959 N. LINCOLN AVENUE
 CHICAGO, ILLINOIS 60613
Audric Burdick (SEAL)
Mike Puzelli (SEAL)

This instrument was prepared by _____
 (NAME AND ADDRESS)

24571221

