

Property of Cook County

TRUST DEED AND NOTE

NO. 2604
September, 1975

GEORGE E. COLE
LEGAL FORMS

24574990

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of 3804 Joanne Dr.,
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 Richtiger

City, 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 2 in the Willows North being a subdivision of part of the East $\frac{1}{2}$ of the North
 $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 42 North, Range 12,
East of the 3rd Principal Meridian 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 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, 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 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:
\$ 6,760.00 August 1978
60 months after date for value received ~~we~~ (we) promise to pay to the order of
Lincoln National Bank, 3959 N. Lincoln Ave., Chicago, Illinois 60613 the sum of
Six Thousand Seven Hundred Sixty and 00/100 Dollars
at the office of the legal holder of this instrument with interest at 7 per cent per annum after date hereof
until paid.

And to secure the payment of said amount ~~X~~ (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 ~~our~~ (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 Gene L. Torkelson
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 4th day of August 1978

THIS INSTRUMENT WAS
PREPARED BY
Gene L. Torkelson
LINCOLN NATIONAL BANK
3959 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60613
This instrument was prepared by

Gene L. Torkelson (SEAL)
Donald Kramer (SEAL)

(NAME AND ADDRESS)

24574990

UNOFFICIAL COPY

RECORDED
1978 AUG 9 00 AM '78 ILLINOIS

RECORDED *Edmund White*

AUG--9-78 109523 24574990 A - REC 10.00

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Michael W. Parilla, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald P. Kramer and wife Flordelliz

personally known to me to be the same person s 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 4th day of August, 19 78



Michael W. Parilla
Notary Public

24574990



Box _____

Trust Deed and Note

Donald P. Kramer

Flordelliz Kramer

TO

Lincoln National Bank
3959 N. Lincoln Ave.
Chicago, Illinois 60613



MAIL TO:

GEORGE E. COLE®
LEGAL FORMS