

Property of Cook County

TRUST DEED AND NOTE

24600273

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of City of Posen County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid, convey and warrant to PIONEER BANK & TRUST COMPANY of City of Chicago, 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 2 in Addition to Mar-Bel, a Subdivision of the West 341.16 feet of East 507.74 feet of the South 109 feet of Lot 38 also Lot 36 and 37 in Robertson and Young's Subdivision of the south 1026.96 feet of the East 256.5 feet of the Northeast Quarter of Section 12, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook county, Illinois.

and commonly known as 14545 S. Cleveland Posen, Ill. 60469 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 1.8% 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 convey 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 relet 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 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: \$ 5,592.00 PL No. Chicago, Ill. July 28, 1978

At the dates hereinafter mentioned, for value received, I or we, the undersigned, jointly and severally, promise to pay to the order of PIONEER BANK & TRUST COMPANY, at 4000 North Avenue, Chicago, Illinois, the sum of five thousand five ninety-two & no/100 Dollars, payable as follows:

In 48 monthly installments of \$116.50 each beginning on September 15, 1978, and on the 15th day each and every month thereafter until paid in full.

with interest on each installment after its maturity at the rate of seven per cent per annum 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 hereafter 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 Twenty-Five Dollars Attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and 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 DEATH, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be 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 28th day of July A. D. 1978

[Signatures and seals of grantors]

24600273

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

1978 AUG 25 PM 12 26
I, the undersigned
a Notary Public in and for, and residing in said County, in the State aforesaid,
do hereby certify that John J. & Carolyn J. Pochopien
are personally known to me to be the same persons whose names
are subscribed to the foregoing Instrument and that they signed, sealed and delivered
it in person and acknowledged that they signed, sealed and delivered
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 redemption.

Given under my hand and Notarial Seal this 25th day of July, A. D. 1978



My Commission expires August 19, 1979. My Commission Expires Aug 19, 1979
Notary Public.

\$ _____	P. L. No. _____	EXPIRATION _____	
MO. PAYMENT _____	NAME _____	ADDRESS _____	
TELEPHONE _____			
Received on the within note, the following sums:			
DUE DATE	DATE PAID	AMT. PAID	BALANCE TR

Trust Deed and Note

John J. & Carolyn J. Pochopien
14545 S. Cleveland
Posen, Ill. 60469

TO

Pioneer Bank & Trust Co.
4000 W. North Ave.
Chicago, Ill. 60639

This Document Prepared By:

Kathy Longdon
Installment Loan
Pioneer Bank & Trust Co.
4000 W. North Ave.
Chicago, Ill. 60639

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BOX 22
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F. 708 477 BFC