

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

### TRUST DEED AND NOTE

THIS INDENTURE WITNESSETH, that the undersigned as grantors, of 4231 N. Albany  
 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 Richterger  
 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 36 and 37 in Block 6 in Fields Blvd. Addition to Irving Park, a Subdivision  
 of the East half of the West Half of the South West Quarter of Section 13,  
 Township 40 North, Range 13, East of the Third 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 tenatable 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 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:  
\$13,500.00 January 27 1979  
60 months after date for value received ~~X~~(we) promise to pay to the order of  
Lincoln National Bank, 3959 N. Lincoln Ave., Chicago, Illinois 60613 the sum of  
Thirteen Thousand Five Hundred 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 ~~K~~(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 ~~xxx~~(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 27th day of January 1979

THIS INSTRUMENT WAS

Beverly Katter (SEAL)

G. Katter (SEAL)

This instrument was prepared by \_\_\_\_\_  
 (NAME AND ADDRESS)

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STATE OF Illinois } ss.  
COUNTY OF Cook

I, Michael W. Parilla, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tom Kalter and Beverly Kalter, his wife

personally known to me to be the same persons 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 27th day of January, 1979



*Michael W. Parilla*  
Notary Public

10.00 E

Box

Trust Deed and Note

Thomas Kalter

Beverly Kalter

TO

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



MAIL TO:

FORM 18842 BARRINGTON, ILL.

END OF RECORDED DOCUMENT