

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
January, 1958

24 094 958

GEORGE E. COLE
LEGAL FORMS

THIS TRUST DEED WITNESSETH, That the undersigned as grantors, of City
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

Burbank State Bank
City Illinois, of Burbank, 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:
The West 100 feet of the East 1496 feet (except the South 33 feet thereof) of the South 1/8
lying East of the center line of State Road of Lot 7 in Assessor's Division of the North
half of Section 32, Township 38 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 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 7% 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:
\$ 3,722.76 September 2, 1977

ON DEMAND after date for value received I (we) promise to pay to the order of
Burbank State Bank the sum of
Three Thousand Seven-Hundred Twenty Two & 76/100ths Dollars
at the office of the legal holder of this instrument with interest at 12.92 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 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 ---
County, or of his resignation, refusal or failure to act, then ---
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 2nd day of September 1977.

THIS INSTRUMENT WAS PREPARED BY
FERN M. GYNAC
5440 WEST 87th STREET
BURBANK, ILL. 60459

Louis R. Sabatini (SEAL)
Louis R. Sabatini

Dolores T. Sabatini (SEAL)
Dolores T. Sabatini

24 094 958

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Henry H. Cohen

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

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STATE OF Illinois }
COUNTY OF COOK } ss.

I, Dell Ann Esquivel, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis R. Sabatini and Dolores T. Sabatini,
His Wife

personally known to me to be the same persons whose name they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they have signed, sealed and delivered the said instrument as thier 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 7th day of September, 19 77.

(Impress Seal Here)

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES
ISSUED THRU ILLINOIS NOTARY ASSOC.

Open Area Required
Notary Public

Trust Deed and Note

TO

~~BURBANK STATE BANK~~
5440 WEST 87th STREET
BURBANK, ILL. 60459

24094958

bp 702

GEORGE E. COLE
LEGAL FIDELITY

END OF RECORDED DOCUMENT