

UNOFFICIAL COPY

TRUST DEED AND NOTE

24 100 447

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of City of Chicago, 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 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 26 in Currier's north ave. & Central park subdivision in the southwest quarter of section 35, township 40 north, range 13 east of the third principal meridian.

and commonly known as 3622 West North Ave, Chicago, Ill 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 12% 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 re-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:

\$ 4,982.76 PL No. Chicago, Ill. July 25, 1977

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 W. North Avenue, Chicago, Illinois, the sum of Four thousand nine hundred eighty two & 76/100 Dollars, payable as follows:

Payable in 36 monthly installments of \$138.41 each beginning on September 8, 1977 and on the 8th of 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 25th day of July A. D. 19 77

[Signature] [Seal]

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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.

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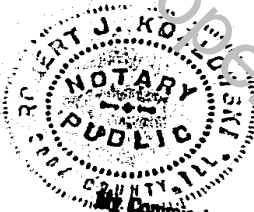
Witness our hands and seals this 25th day of July A. D. 19 77

*[Signature]* [Seal]

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

ss. I, the undersigned  
a Notary Public, in and for, and residing in said County, in the State aforesaid,  
do hereby certify that Joseph Panzica Sr.  
is personally known to me to be the same person whose name  
is subscribed to the foregoing Instrument, appeared before me this  
day in person and acknowledged that he signed, sealed and delivered  
the said Instrument as his 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 25th  
day of July, A. D. 1977

*Robert J. Kozlowski*  
Notary Public.

My Commission expires May 8, 1977

DUEDATE	DATEPAID	AMT.PAID	BALANCE	TR

1977 SEP 12 PM 12:31  
SEP 12 77 440691 • 24103447 • A Rec 10.00

\$ \_\_\_\_\_ P. L. No. \_\_\_\_\_  
MO. PAYMENT \_\_\_\_\_ EXPIRATION \_\_\_\_\_  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE \_\_\_\_\_

Received on the within note, the following sums:

PANZICA

**Trust Deed and Note**

Joseph Panzica, Sr.  
3622 West North Ave.  
Chicago, Illinois

TO

Pioneer Bank & Trust Co.  
4000 West North Ave.  
Chicago, Illinois 60639

This document prepared by:  
Debbie Binder  
Pioneer Bank & Trust Co.  
4000 West North Ave.  
Chicago, Illinois 60639

60639-02

24100447

F. 708 555

END OF RECORDED DOCUMENT