

# UNOFFICIAL COPY

Property of Cook County

DOCUMENT PREPARED BY BENJAMIN A. RASKY 304 W. WEBSTER LANE, SKOKIE, ILL.  
TRUST DEED AND NOTE 24 272 473 NO. 2604 1/2 GEO. E. COLE & CO. CHICAGO 60677  
LEGAL BLANKS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, 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 Calvin G. Levin, as Trustee 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:

Lots 12 and 13 in block 25 in Garfield, a subdivision of the South East quarter (except the West 307 feet of the North 631.75 feet and the West 333 feet of the South 1295 feet thereof) of Section 34, Township forty north, Range 13, east of the 3rd principal meridian, commonly known as 1625 North Keystone Avenue, Chicago, 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 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 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: \$2600.00 January 4 1978

On demand after date for value received X (we) promise to pay to the order of BECKER the sum of Twenty Six Hundred and no/100 (\$2600.00) --- Dollars at the office of the legal holder of this instrument with interest at 8 per cent. per annum after date hereof until paid.

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 with process in Cook County, Illinois, for the amount of this instrument for such amount as may appear to be unpaid thereon, together with costs, and to execute and file a writ of fieri facias, to give and release all errors which may intervene in any such proceedings, and consent to immediate execution upon such judgment, to be by selling and confirming all that my (our) said attorney may do by virtue hereof.

IN WITNESS WHEREOF the death, inability, removal or absence from said Cook County of the Trustee, or of his legal holder, then H. B. Levin of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse 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 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 4th day of January, A. D. 1978

Signed and Sealed in the Presence of  
Harold H. Hutt  
William P. Sullivan

Josephine D'Alto  
Josephine D'Alto  
Nancy G. Camarosso  
\*Both divorced and not remarried

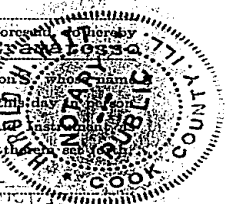


24 272 473

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
Cook County,

I, Harold H. Witt  
Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Josephine DiGiola and Nancy Gramarosso  
personally known to me to be the same persons  
are subscribed to the foregoing Instrument, appeared before me  
and acknowledged that they, signed, sealed and delivered the same as  
their free and voluntary act for the uses and purposes therein expressed,  
including the release and waiver of the right of homestead.  
Given under my hand and Notarial Seal this 5th day of January, A. D. 1978.



My Commission expires Nov 3 1980  
Harold H. Witt  
Notary Public.

1978 JAN 5 PM 1 11

JAN-5-78 5 04 8 22 - 2272473 9 A -- Rec

10.00

Trust Deed and Note

Josephine DiGiola and  
Nancy Gramarosso,

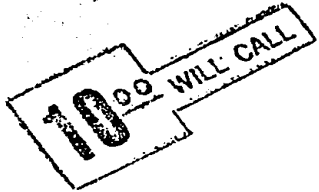
Both divorced and not remarried

to

Calvin G. Levin,  
As Trustee

GEORGE COLE & COMPANY

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END OF RECORDED DOCUMENT