

UNOFFICIAL COPY

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TRUST DEED AND NOTE

THE 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 Richard A. Dolejs & Andrew M. Dolejs 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:

Lots 3 and 4 in McDonalds resubdivision of lots 1, 2, 3 and 4 in the East Half of Block Five, and lot 5 in the Subdivision of the East 1/2 of Block Five, all being in Steels Subdivision of the South East 1/4 and the East 1/2 of the South West 1/4 of Section 26, Township 39 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 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 9 1/2 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: \$ 30,080.70 January 1st 19 77 ON DEMAND after date for value received I (we) promise to pay to the order of ANDREW M. DOLEJS & RICHARD A. DOLEJS the sum of THIRTY THOUSAND & EIGHTY and 70/100ths. Dollars as the office of the legal holder of this instrument with interest at 9 1/2 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 time or vacation, at any time after maturity hereof, 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 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 Cook County, or of his resignation, refusal or failure to act, then JERRY B. VYSKOCIL of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails 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 First day of January 19 77
THE LAWNDALE TRUST AND SAVINGS BANK
not individually but as Trustee under
Trust Agreement No. 10001
By Jose Luis Ortiz (SEAL)
JOSE LUIS ORTIZ
Individually and as beneficiary of
Trust # 6204 dated
April 26th, 1974. (SEAL)

This document prepared by
Richard A. Dolejs
2021 N 31st Street
North Riverside, Ill.
60546

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Property of Cook County Clerk's Office

FEB 3 1978 RECORDER OF DEEDS
COOK COUNTY ILLINOIS

RECORDED *John R. Wilson*

FEB-3 -78 03923

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10.15

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Josefina Velasco, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSE LUIS ORTIZ, individually and as beneficiary of Trust # 6204 dated April 26th, 1974

personally known to me to be the same person whose name 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1st day of January, 19 77.



6/8/79

Josefina Velasco
Notary Public
Josefina Velasco

10⁰⁰ MAIL



Trust Deed and Note

TO

8008 WEST 31ST STREET
NORTH RIVERSIDE, ILL. 60544

24312815

END OF RECORDED DOCUMENT