

TRUST DEED AND NOTE

NO. 2604
September, 1975

25 480 660

GEORGE E. COLE
LEGAL FORMS

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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
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BERWYN

of Berwyn, 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 2 (except
the West 8 feet thereof deeded to the City of Chicago by Document Number 12039149) in
Block 44 in Norwood Park in Section 31, Township 41 North, Range 13, East of the
Third (3rd) 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

100646

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
thereof, 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:
\$ 3,545.01 June 10, 1980
As stated herein after date for value received I (we) promise to pay to the order of
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BERWYN the sum of
THREE THOUSAND FIVE HUNDRED FORTY FIVE AND 01/100 Dollars

at the office of the legal holder of this instrument with interest at 11.78% per cent per annum ~~until the date of~~
Payable in 36 monthly installments of \$98.47 beginning July 1, 1980 and
continuing on the same day of each month until Debtor's note is paid in full.

** 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 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.** Debtor agrees to pay a delinquency charge, not to exceed 5% of monthly
installments, for each payment not received on or before the 15th of each month.

~~IN THE EVENT OF THE DEATH OF THE DEBTOR OR DEBTORS, THE TRUSTEESHIP SHALL CONTINUE TO THE SURVIVOR OR SURVIVORS OF THE DEBTOR OR DEBTORS, AND IN THE EVENT OF THE DEATH OF THE TRUSTEE, THE TRUSTEESHIP SHALL CONTINUE TO THE SUCCESSOR TRUSTEE AS HEREINAFTER PROVIDED. THE TRUSTEESHIP SHALL CONTINUE TO THE SUCCESSOR TRUSTEE AS HEREINAFTER PROVIDED. THE TRUSTEESHIP SHALL CONTINUE TO THE SUCCESSOR TRUSTEE AS HEREINAFTER PROVIDED.~~
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 10th day of June 1980

x Frank A. Donatello (SEAL)

x Ann J. Donatello (SEAL)

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This instrument was prepared by Paul Broccolo, Attorney for FIRST FEDERAL SAVINGS AND LOAN
(NAME AND ADDRESS) OF BERWYN 6809 Stanley Ave
Berwyn, Illinois 60402

Property of Cook County Clerk's Office

COOK COUNTY CLERK
RECORDED
JUN 13 10 12

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STATE OF Illinois
COUNTY OF Cook

I, George W. Kave a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK A. DONATELLO AND ANN T. DONATELLO 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 10th day of June 1980



George W. Kave
Notary Public

Box # 748-4

Trust Deed and Note

FRANK A. DONATELLO AND ANN T. DONATELLO,
his wife
TO
6475 North Nordica Avenue
Chicago, Illinois 60631

MAIL TO:
FIRST FEDERAL SAVINGS OF BERYN
6609 STANLEY AVENUE
BERYN, ILLINOIS

GEORGE E. COLE®
LEGAL FORMS

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