

UNOFFICIAL COPY

TRUST DEED AND NOTE NO. 2604 September, 1975 GEORGE E. COLE LEGAL FORMS

25503316

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of Riverside 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 31 in Block 1 in Beebe's Central Riverside Subdivision being the South 20 acres of the East Fraction of the North East 1/4 of Section 35, Township 39 North, Range 12, East of the 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.

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 pass 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:

\$ 9,746.33 June 27 19 80. 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 NINE THOUSAND SEVEN HUNDRED FORTY SIX AND 33/100 Dollars

at the office of the legal holder of this instrument with interest at 11.78% per cent per annum, payable in 60 monthly installments of \$162.43 beginning August 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 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. **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 either of the undersigned grantors, the undersigned hereby appoints the undersigned as his 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 27th day of June 19 80.

10.00

Jos Jakubec (SEAL) Helena Jakubec (SEAL)

This instrument was prepared by Paul Broccolo, Attorney for FIRST FEDERAL SAV & LN OF BERWYN (NAME AND ADDRESS) 6809 Stanley Avenue--Berwyn, Illinois 60402

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