

# UNOFFICIAL COPY

Property

TRUST DEED AND NOTE

NO. 2604  
September, 1975

25520640

GEORGE E. COLE  
LEGAL FORMS

THIS INSTRUMENT 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  
United Savings and Loan Association  
City 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:

Lot 331 in Eleanor's Parkside Gardens, First Addition, being a Subdivision  
of the North half of Section 32, Township 38 North, Range 13, East of the  
Third Principal Meridian, reference being had to plat thereof recorded  
December 22, 1925, as Document 9131884 in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of

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  
therefor, which shall 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:  
\$ 12,762.72 May 19 1980  
on demand after date for value received I (we) promise to pay to the order of  
United Savings and Loan Association the sum of  
Twelve Thousand- Seven Hundred-Sixty Two and 72/100 Dollars  
at the office of the legal holder of this instrument with interest at 9.0 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 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.

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  
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 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 20 day of May 1980

[Signature] (SEAL)  
[Signature] (SEAL)

This instrument was prepared by Martin J. Oleskiewicz, 4730 W, 79 St. Chicago, Ill.  
(NAME AND ADDRESS) 60652

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Property of Cook County Clerks Office

1980 JUL 21 PM 12 12

COOK COUNTY CLERKS

RECORDED *July 21 1980*

JUL-21-80 338363 25520640 A -- REC 10.15

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Wm. E. Buckingham, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Klaas De Groot and Elizabeth Maria De Groot, his wife

personally known to me to be the same person whose name 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 thier 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 20 day of May, 19 80.



*Wm E Buckingham*  
Notary Public

Box \_\_\_\_\_

Trust Deed and Note

TO



MAIL TO:

UNITED SAVINGS & LOAN ASS'N.  
4730 West 79th St.  
Chicago, Illinois 60652

GEORGE E. COLE  
LEGAL FORMS

25520640  
05031286

END OF RECORDED DOCUMENT