

TRUST DEED AND MORTGAGE

NO. 2604  
September, 1975

25557095

GEORGE E. COLE  
LEGAL FORMS

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  
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:  
The North 140 feet of the East 380 feet of Block 6 in Arthur T. McIntosh  
and Co'S Southtown Farms Unit No. 3, being a subdivision in fractional  
section 28 North and South of the Indian Boundry Line in Township 36  
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

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 mortgages 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, ~~be immediately due and payable~~ be 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:  
\$ 5925.78 July 21, 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  
Five-Thousand, Nine-Hundred, Twenty-Five and 78/100 Dollars  
at the office of the legal holder of this instrument with interest at 8.5 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  
~~of said 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 21 day of July 1980.

*Lorely M. Denovis* (SEAL)

*Catherine M. Denovis* (SEAL)

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UNOFFICIAL COPY

1003 AUG 22 AM 11 08

103-2200 319771 1558W00 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 Timothy M. McGinnis and Catherine McGinnis, his wife

personally known to me to be the same persons 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 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 21 day of July 19 80

NOTARY PUBLIC  
Commission Expires 1/2/81

Wm. E. Buckingham  
Notary Public

25577095

10<sup>00</sup> MAIL



Box \_\_\_\_\_  
**Trust Deed and Note**  
\_\_\_\_\_ TO \_\_\_\_\_

MAIL TO:  
UNITED SAVINGS & LOAN ASS'N  
4730 West 79th St.  
Chicago, Illinois 60651  
GEORGE E. COLE, JR.  
LEGAL FORMS

END OF RECORDED DOCUMENT