

# UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604  
September, 1975

25583317

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: Lot 47 in 1st Addition to Sun Crest Manor being a resubdivision of Lot A in Sun Crest Manor being a Subdivision of South East 1/4 of South West 1/4 of Section 27, Township 38 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 buildings thereon insured to their full insurable value, to pay all prior insurances 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 the first bill received~~ <sup>Maximum Legal Interest</sup> 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: \$ 2979.12 August 29, 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 Two-Thousand, Nine-Hundred, Seventy-Nine and 12/100 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 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 ~~the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be the first successor in this trust, and if for any reason he is unable 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 29 day of August, 1980.

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

This instrument was prepared by Martin J. Oleczewicz, 4730 W. 79 St. Chicago, Il. 60652  
14430078-7 (NAME AND ADDRESS)

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SEP 15 AM 11 24

SEP 15 1980

RECORDER

SEP-15-80 344268

25583317 A -- REC

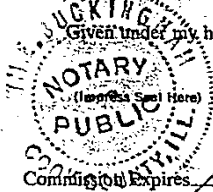
10.15

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 John P. Ramoska and Donna J. Ramoska, 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 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 29 day of August, 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

END OF RECORDED DOCUMENT