

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
September, 1975

25647071

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 27, in Block 3 in Cepeks Subdivision, being a Resubdivision of subdivision of the East half of the South East quarter (except the North half of the North half thereof) of section 35, Township 38, North, Range 14, East of the Third Principal Meridian, including vacated streets therein according to the plat thereof recorded Aug. 13, 1915 as Document #5691417, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Cook County, 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 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: \$ 9576.96 ^{Maximum Legal Interest} Oct. 28 19 80 on demand after date for value received I (we) promise to pay to the order of United Savings and Loan Association the sum of Nine-Thousand, Five-Hundred, Seventy-Six and 96/100 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 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 of said County, is hereby appointed or by the first successor in this trust and if for any reason first successor fails or refuses 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 28 day of Oct. 19 80

Ruth Marguerite (SEAL)

(SEAL)

This instrument was prepared by Martin J. Oleszkiewicz, 4730 W. 79St. Chicago, IL. 60652
14411109-3 (NAME AND ADDRESS)

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Property of Cook County Clerk's Office

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STATE OF Illinois
COUNTY OF Cook

I, Wm. E. Buckingham, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruth Mangum, Divorced and not since remarried

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 28 day of Oct., 19 80



Wm E Buckingham
Notary Public

1707071

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MAIL



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