

# UNOFFICIAL COPY

Property

TRUST DEED AND NOTE

NO. 2604  
September, 1975

25922131

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: The So. 1/2  
of Lot 13 in Block 15 in F.H. Bartlett's City of Chicago Sub. of Lots 2 & 3  
in Assessor's Sub. of Section 34, Twn. Shp. 38, No., R. 13, E. of the  
Third P.M., (except the part of the E. 129 Ft. of W. 1/2 of S.W. 1/4 of S.W. 1/4  
of Said Sec. 34 as lies in Said Lot 3 and Except railroad) 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 other 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 ~~xxx~~ <sup>maximum</sup> 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 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:  
\$7907.40 on demand after date for value received June 11, 19 81  
United Savings and Loan Association the sum of  
Seven-Thousand, Nine-Hundred, Seven and 40/100 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 ~~xxx~~ (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 ~~xxx~~ (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 Cook  
of said County is hereby appointed to be the first successor in this trust, and if for any like cause or reason  
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 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 11th day of June 19 81

*Michael C. Calzavetta* (SEAL)

*Cynthia M. Calzavetta* (SEAL)

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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 Michael R. Calzeretta & Cynthia M. Clazeretta, 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 11th day of June, 19 81



Wm. E. Buckingham  
Notary Public

25922131

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**