

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
September, 1975

GEORGE E. COLE
LEGAL FORMS

25991907

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 West 50 Feet of Lot 22 in Herman C. Nebel and Company's Wildwood
being a Subdivision of the West 1/2 of the West 1/2 of the South East
1/4 of the South East 1/4 of Section 10, Township 37, 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 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:
\$ 21,402.81 August 10, 1975
on demand after date for value received I (we) promise to pay to the order of
United Savings and Loan Association the sum of
Twenty One Thousand, Four Hundred Two and 81/100 Dollars
at the office of the legal holder of this instrument with interest at 18.50 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 and in the event of his death~~
~~the person who shall then be the acting Recorder of Deeds of said County and in the event of his death~~
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 10 day of August 10 19 75

William Leopold (L)

Martin J. Oleszkiewicz (SEAL)

This instrument was prepared by Martin J. Oleszkiewicz
4730 W. 79th St. Chicago, Il. 60652

(NAME AND ADDRESS)

25991907

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SEP--8-81 517647 25991907 10.00

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 William Leopold and Mary Jane Leopold

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 10 day of August, 19 81

(Impress Seal Here)

Wm. E. Buckingham
Notary Public

Commission Expires Nov 12 1984

Box _____
Trust Deed and Note

TO

25991907

10.00 WILL CALL

MAIL TO:
UNITED SAVINGS & LOAN ASSN.
4730 West 79th St.
Chicago, Illinois 60652
25991907
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT