

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
September, 1975

25336273

GEORGE E. COLE*
LEGAL FORMS

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of 1418 S. 4th Maywood
 County of Cook and State of ILL., for and in consideration of the sum of
 One Dollar and other good and valuable considerations, in hand paid, convey and warrant to
MADISON BANK & TRUST Co.
 of Chicago, County of Cook
 and State of ILL., as trustee, the following described Real Estate, with all improvements
 thereon, situated in the County of Cook in the State of ILL. to wit:
LOTS 11 & 12 in Block 165 in Maywood. A SUBDIVISION OF THE N.W. 1/4 OF SECT.
14 TOWNSHIP 39 NORTH RANGE 12 EAST OF 3 R.M.

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 8% 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
the 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 full, nevertheless, for the purpose of securing performance of the following obligation, to-wit:
 \$ 16,746.00 _____ 19 79
 _____ after date for value received I (we) promise to pay to the order of
MADISON BANK & TRUST Co. the sum of
Sixteen Thousand Seven Hundred Ninety - 00/100 Dollars
 at the office of the legal holder of this instrument with interest at _____ 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 _____
County, or of his resignation, refusal or failure to act, then _____
of said County, is hereby appointed to be the first successor in this trust; and if for any like cause 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 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 3 day of July 19 79.
 X Richard Simpson (SEAL)
 X Therese Simpson (SEAL)

This instrument was prepared by BRUCE SCHARFF 700 E Rollins Rd Round Lake Beach,
(NAME AND ADDRESS)

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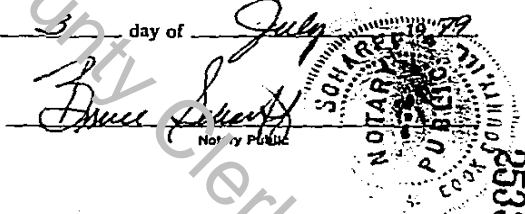
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STATE OF Illinois }
COUNTY OF COOK } ss.

I, BRUCE SCHARFE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD SIMPSON & ANNA SIMPSON (his wife) personally known to me to be the same person whose names 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 A 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 3 day of July

(Impress Seal Here)



Commission Expires Nov. 3, 1979

Box

Trust Deed and Note

Richard Simpson & Anna Simpson
1418 S. 4th. Maywood, Ill.

to
Madison Bank & Trust Co.
400 W. Madison St. Chicago, Ill.

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT