

TRUST DEED AND NOTE

NO. 2604
September, 1975

26478708

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Richton Park
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 Village of Richton Park, an Illinois Municipal Corporation
the Cook 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:
see attached Exhibit A

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 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 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:
\$ 4,050. October 8 1982
On or before 3 years after date for value received I (we) promise to pay to the order of Bearer the sum of Four thousand and fifty dollars and no cents (\$4,050) Dollars
at the office of the legal holder of this instrument with interest at 8 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. The terms of repayment herein are expressly subject to terms of an agreement dated this date executed by the Grantors and the Village of Richton Park

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 Chicago Title & Trust Co. 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 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 _____ day of _____ 19 _____

Chicago Title and Trust Trust (SEAL) #33199

(SEAL)

This instrument was prepared by _____ (NAME AND ADDRESS)

Attached exoneration rider is incorporated herein

*Official
Cook Title & Trust Co.
Village of Richton Park*

26478708

RECEIVED IN BAD CONDITION

Property of Cook County Clerk's Office

26478708

THIS TRUST DEED is created by Chicago Title and Trust Company, not personally, but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed by each original and successive owner or holder of this note that nothing herein contained shall be construed as creating any personal liability on Chicago Title and Trust Company or on any of the beneficiaries under said trust deed or principal note or any interest that may accrue thereon, or any liability, if any, being expressly waived, and that any recovery on this note or on the mortgage given to secure its payment shall be solely against and out of the property described in said mortgage or the proceeds arising from the sale or other disposition thereof.

AND

THIS TRUST DEED is created by the Chicago Title and Trust Company, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Chicago Title and Trust Company, hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said principal note contained shall be construed as creating any liability on the said First Party or on said Chicago Title and Trust Company personally to pay the said principal note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said Chicago Title and Trust Company personally are concerned, the legal holder or holders of said principal note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Chicago Title and Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid and not personally,

By [Signature] ASSISTANT VICE-PRESIDENT

Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the Corporate Seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Notarial Seal



Given under my hand and Notarial Seal this 13th day of October, 1922
[Signature]
Notary Public

STATE OF _____

ss.

COUNTY OF _____

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ 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 _____ day of _____, 19____

(Impress Seal Here)

Notary Public

Commission Expires _____

26478708

Box _____

Trust Deed and Note

Village of Richton Park

TO

Chicago Title and Trust #33159

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT A

Lots 4 through 7 in block 2 in O. Rueter and Company's Richton Park, being a subdivision of the east half of the west half of Section 35, Township 35 North, Range 13 east of the third principal meridian, in Cook County, Illinois.

Lot 7 in block 3 in O. Rueter and Company's Richton Park being a subdivision of the east half of the west half of Section 35, Township 35 North, Range 13 east of the third principal meridian, in Cook County, Illinois.

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UNOFFICIAL COPY

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NO CHARGE
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END OF RECORDED DOCUMENT