

Property

TRUST DEED AND MORTGAGE NO. 2604 September, 1975 26559619 GEORGE E. COLE LEGAL FORMS

THIS INSTRUMENT 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 of the 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 284 in Richton Hills 2nd Addition being a Subdivision of part of Southwest Quarter (1/4) of Section 27, Township 35 North, Range 13 East of the Third Principal Meridian, according to Plat thereof registered in the office of the Registrar of Cook County, Illinois, on February 4, 1969, as Document Number 2434295. Commonly known as 22207 Churchill Drive 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 encumbrances 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 trustee 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 trustee 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: \$ 4,144.00 February 19 83 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 one hundred and forty four 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 Company 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 25 day of Feb 19 83

Doris E. Martin (SEAL)

(SEAL)

This instrument was prepared by Richard Layton

Buyer or the Village of Richton Park, an Illinois Municipal Corporation Richard Layton Village Attorney

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UNOFFICIAL COPY

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Sandra Lee Stocking a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Doris E. Martin

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.



My hand and notarial seal this 4th day of March 1983

Sandra Lee Stocking
Notary Public

My Commission Expires August 5, 1985

**NO CHARGE
WILL CALL**

Box _____
Trust-Deed and Note

DORIS E. MARTIN
TO
VILLAGE OF RICHTON PARK

26559619

26559619
MAIL TO:
GEORGE E. CIPLE
LEGAL FORMS

END OF RECORDED DOCUMENT