

Property of Cook County

TRUST DEED AND NOTE

NO. 2604

26710245

GEO E COLE & CO CHICAGO LEGAL BLANKS

THIS INDENTURE 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 Archer National Bank of Chicago County of Cook and State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit: Lot 8 in Block 1 in Murdock James and Company's Crawford Avenue Addition being a subdivision of the North 1/2 of the South East 1/4 of the North East 1/4 of Section 15, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waving all rights under and by virtue of the homestead exemption laws of the State of Illinois 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 tenatable 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 7% 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 re-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: \$20,000.00 July 15, 1983

On demand after date for value received I (we) promise to pay to the order of Archer National Bank the sum of Twenty thousand and no/100 Dollars at the office of the legal holder of this instrument with interest at 6 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 hereafter 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 Twenty-Five Dollars Attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and 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 death, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then Archer National Bank of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse 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 15th day of July A. D. 1983 Signed and Sealed in the Presence of Howard L. Crystal (Seal) Karen Y. Crystal (Seal)

26710245

UNOFFICIAL COPY

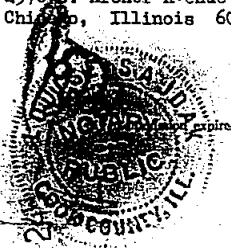
Property of Cook County Clerk's Office

STATE OF Illinois
Cook County,) ss.

I, Louise Sajdak
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that Howard E. Crystal and Karen Y. Crystal, his wife
are personally known to me to be the same persons 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
their free and voluntary act for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

Document prepared by:
Louise F. Sajdak
4970 S. Archer Avenue
Chicago, Illinois 60632

Given under my hand and Notarial Seal this 15th
day of July, A. D. 83
Louise Sajdak
Notary Public.



Expires December 4, 1984

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Trust Deed and Note

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Rec

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GEORGE COLE & COMPANY

JUL 29 1983

END OF RECORDED DOCUMENT