

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604
September, 1975

26083311

GEORGE E. COLE
LEGAL FORMS

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: Lot 32
in block 15 in the E. O. Lempere's Addition to Emglewood said Addition
being a Sub. of Blocks 1-15 inclusive and the North 1/2 of block 16 in
Sea's Sub. in the E/ 1/2 of the S E 1/4 of the Section 19,
Township 38, North, Range 14, East of the 3 RD. P.M., 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
thereof, which shall, with ~~3%~~ ^{maximum} 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:
\$ 26,184.00 Nov. 23, 1981
on demand
United Savings and Loan Association after date for value received (we) promise to pay to the order of
Twenty-Six-Thousand, One-Hundred, Eighty-Four and 00/100 the sum of
Dollars
at the office of the legal holder of this instrument with interest at 18.9 per cent per annum after date hereof
until paid.

And to secure the payment of said amount ~~it~~ (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 of said County, Illinois, appointed to be the first successor in this trust, and if for any cause no person is
fair or proper to be the person who shall then be the acting Recorder of Deeds of said County, Illinois,
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 23rd day of Nov. 1981

Arthur G. Welch (SEAL)

Christine Welch (SEAL)

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

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(NAME AND ADDRESS)

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1981 DEC 11 AM 11 36

RECORDED

DEC-11-81 558042 26083311 - REC 10.20

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 Arthur A. Welch & Christine E. Welch, 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 23rd day of Nov., 19 81



Wm. E. Buckingham
Notary Public

26083311

26083311

Box _____
Trust Deed and Note

TO _____



MAIL TO UNITED SAVINGS & LOAN ASSN.
4730 West 79th St.
Chicago, Illinois 60642

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT