

UNOFFICIAL COPY

TRUST DEED AND NOTE

NO. 2604%

27008028

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

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 MATTHEW BUCZEK 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: The North 40 feet of Lot 8 in Block 6 in F.H. Bartlett's City of Chicago Subdivision of Lots 2 and 3 in Assessor's Subdivision of Section 34, Township 38 North, Range 13 East of the Third Principal Meridian (except that part of the East 129 feet of the West half of the Southwest quarter of said Section 34 as lies in said Lot 3 and except Railroad) in Cook County, Illinois.

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hereby releasing and waiving 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 tenable 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 10% 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 receive 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 advance ments.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$15,000.00 FEBRUARY 27, 1984

Three (3) year after date for value received I (we) promise to pay to the order of MATTHEW and IRENE BUCZEK, jointly the sum of FIFTEEN THOUSAND Dollars at the office of the legal holder of this instrument with interest at 0 per annum after date hereof until paid.

And to secure the payment of said amount I (we) hereby authorize, irrevocably and 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 IRENE BUCZEK 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 hereinafore 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 27TH day of FEBRUARY, 1984
Signed and Sealed in the presence of Bernard B. Kash [Seal]
Joseph Buczek [Seal]

This instrument drafted by:
Bernard B. Kash, Attorney
4192 Archer Avenue
Chicago, IL 60632



Office
27008028

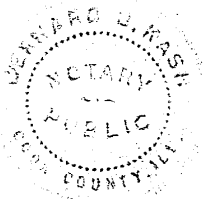
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Box-187

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Property of Cook County Clerk's Office

STATE OF Illinois)
 Cook County,) ss.



I, Bernard B. Kash
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that Joseph Buczek

_____ 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 he signed, sealed and delivered the said Instrument as
his 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 _____ A. D. 19 84

My Commission expires March 15 19 86

Bernard B. Kash
Bernard B. Kash Notary Public.

27008028

Box - 187

Trust Deed and Note

Joseph Buczek
TO
Matthew Buczek and
Irene Buczek, jointly

GEORGE COLE & COMPANY