

GEORGE E. COLE
LEGAL FORMS

FORM NO. 2604
April, 1980

TRUST DEED AND NOTE
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1984 OCT 16 AM 10:07

27 294 725

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10.00

Above Space For Recorder's Use Only

A 937642

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 WILLIAM P. GORDON AND ADELINE S. GORDON, his wife, 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 4 in Emil A. King's Parnell Avenue, a subdivision of part of block 11 in Carol Trustees Subdivision of Section 23, Township 39, North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 3-05 S Parnell Ave.

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 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 same bills therefor, which shall, with 9% 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: \$ 5,024.17 October 6 1984 after date for value received I (we) promise to pay to the order of WILLIAM P. GORDON AND ADELINE GORDON, HIS WIFE AS JOINT TENANTS the sum of FIVE THOUSAND TWENTY FOUR 17/100ths Dollars at the office of the legal holder of this instrument with interest at 9 1/2 per cent per annum after date hereof until paid, payable at said office, as follows: ONE HUNDRED FIFTY NO/100ths OR MORE (\$150.00 or more) COMMENCING ON NOVEMBER 6, 1984 UNTIL PAID on the sixth of each month.

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.

IN THE EVENT of the trustee's death, inability, or removal from said WILLIAM P. GORDON & ADELINE S. GORDON, HIS WIFE County, or of his resignation, refusal or failure to act, then HOWARD MASTER 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.

If any provision of this indenture shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this indenture.

Witness our hands and seals this 6th day of OCTOBER, 19 84

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Howard Master (SEAL)

HOWARD MASTER

Toyie Master (SEAL)

TOYIE MASTER

This instrument was prepared by PHILIP K. GORDON, Atty at Law 809 W. 35th St., Chicago, IL. 60609 (NAME AND ADDRESS)

27 294 725

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, PHILIP K. GORDON, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HOWARD MASTERS and TOYIE MASTERS, his wife

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.

Given under my hand and official seal this 12th day of OCTOBER, 1984.

(Impress Seal Here)

Philip K. Gordon
Notary Public

Commission Expires April, 1984

Property of Cook County Clerk's Office

27 294 725

Box _____

Trust Deed and Note

HOWARD MASTER
and
TOYIE MASTER, his wife
TO

WILLIAM P. GORDON
and
ADBLINE GORDON, his wife

MAIL TO
GORDON REAL
809 West 35th STREET
CHICAGO, ILL.,

Ref 333

MAIL TO: _____

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT