



00214330

This Indenture, WITNESSETH, That the Grantor Richard Spurgin

of the city of Chicago County of Cook and State of Illinois

for and in consideration of the sum of twelve thousand & 00/100 Dollars

in hand paid, CONVEY AND WARRANT to Old Republic IFAC

of the city of Chicago County Cook and State of Illinois

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the city of Chicago County Cook and State of Illinois, to-wit:

PIN 17164240111024

UNIT 124 IN THE 1169 SOUTH PLYMOUTH COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN BLOCK 6 IN DEARBORN PARK UNIT NO. 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134 BOTH INCLUSIVE, IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16 TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 167.11 FEET TO A LINE THAT IS 55.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3, SAID EAST LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET; THENCE SOUTH ALONG A LINE THAT IS 55.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3 A DISTANCE OF 125.00 FEET; THENCE EAST A DISTANCE OF 55.00 FEET TO THE EAST LINE OF SAID LOT 3 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 156.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF WEST ROOSEVELT ROAD, A DISTANCE OF 222.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 SAID WEST LINE ALSO BEING THE EAST LINE OF SOUTH PLYMOUTH COURT, A DISTANCE OF 15.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 13.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 66.00 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 13.00 FEET THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 200.98 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A2" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT 25936546 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Cook

IN THE EVENT of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, then

OLD Republic IFAC

..... of said County is hereby appointed to be first successor in this trust; and if for any like cause said 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 grantee or his successor in trust, shall release said promises to the party entitled, on receiving his reasonable charges.

Witness the hand... and seal... of the grantor... this 24 day of January A.D. 2000

Richard Spurgin

(SEAL)
(SEAL)
(SEAL)
(SEAL)

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Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor's

Richard Spurgin

justly indebted upon one retail installment contract bearing even date herewith, providing for 60

installments of principal and interest in the amount of \$ 268.20 each until paid in full, payable to

Side-All America

Assigned TO: Old Republic

Insured Financial Accept Corp.

5050 W. Cumberland

Suite 22W

Norridge, IL 60706

THE GRANTOR...covenant...and agree...as follows: (1) To pay said indebtedness, with the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustees herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustees until the indebtedness is fully paid; (6) to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the grantor... agree... to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements in whole of said indebtedness, including principal and all earned interest shall, at the option of legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof - including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the grantor...; and the like expenses and disbursements, occasioned by any suit or proceedings wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor... All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... for said grantor... and for the heirs, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor..., or to any party claiming under said grantor..., appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

State of Illinois

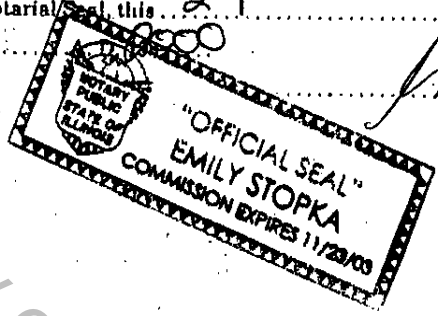
County of Cook

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I, the undersigned
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that Richard Spurgin

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 24 day of January 2000



Emily Stopka
Notary Public

Property of Cook County Clerk's Office

Box No.

Trust deed

TO
Trustee

THIS INSTRUMENT WAS PREPARED BY:

Old Republic I.F.A.C.
5050 N Cumberland #22W
Norridge IL 60656
(708)456-2074

MAIL TO:

Old Republic I.F.A.C.
5050 N Cumberland #22W
Norridge IL 60656
(708)456-2074

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