

# UNOFFICIAL COPY

TRUST DEED AND MORTGAGE

21 427 989

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE WITNESSETH that the undersigned as grantor of Cook County, Illinois and State of Illinois, hereinafter referred to as Grantor, On this 3rd day of March 1971, and other good and valuable considerations in hand paid, conveyed and warrant to Harold A. Harris as Trustee under Trust No. 1115 under Trust Agreement dated March 1, 1962, Chicago, Cook County, Illinois, the following described Real Estate with all improvements thereon, situated in the County of Cook, Illinois, in the State of Illinois, to wit: Lot 23 in Block 1 in Helen Culver's Douglas Park Subdivision of Blocks 25, 26 and 27 in G. W. Clark's Subdivision of the East half of the South West quarter of Section 16, Township 23 North Range 17 East of the Third Principal Meridian in Cook County, Illinois, commonly known as 1115 S. Meant St., Chicago, Illinois, hereby releasing and waiving all rights under and to the benefit of the homestead exemption of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property, shall also keep the buildings thereon insured to their full value to pay all prior encumbrances 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 grantor is authorized to attend to the same and pay the bills therefor which shall, with 8% interest thereon, become due immediately, without demand. On default in any payment hereunder grantor may declare the whole indebtedness in full and proceed accordingly.

AS FURTHER SECURITY grantor hereby irrevocably transfers and sets over to trustee in special fiduciary trust, and profits of said premises, from and after the date hereof, authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to institute 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 grantor to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to wit:

As set forth herein, after date for value received, I, the undersigned, do hereby promise to pay to the order of Harold A. Harris as Trustee under Trust No. 1115, the sum of Twelve Thousand Two Hundred Ninety-two and 17/100 Dollars, at the office of the legal holder of this instrument with interest at 8% per cent per annum after date hereof until paid, at the rate of \$275.00 per month commencing on the 1st day of April 1971 and the 1st day of each month thereafter, until paid in full.

And to secure the payment of said amount I do hereby authorize, irrevocably, in full, my attorney-in-fact, 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 reason the 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, 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.

Witness our hands and seals this 3rd day of March 19 71.

It is understood and agreed that the said \$275.00 monthly payments shall include principal, interest tax and insurance prepayments and \$100 per month towards the payments due Supreme Life Insurance Company of America under the first mortgage held by them.

*Deisy Lawrence* (SEAL)  
(SEAL)

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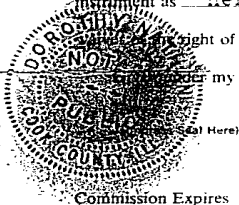
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MAR 22 1971

STATE OF ILLINOIS  
COUNTY OF COOK

I, DOROTHY NATHAN, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that DAISY LAWRENCE

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 she signed sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth including the release and



under my hand and notarial seal this

22nd day of March 1971

*Dorothy Nathan*  
Notary Public

21427989

Trust Deed and Note

DAISY LAWRENCE

TO

HAROLD A. HARRIS TRUSTEE  
U/T 1115

500 MAIL



MAIL TO:  
Harold A. Harris  
11 S. LaSalle St.  
Chicago, Ill. 60603

GEORGE S. COLE  
LEGAL TOLNS

END OF RECORDED DOCUMENT