

TRUST DEED - STATUTORY, UNDER LAW OF 1879,
WITH CLAUSE FOR RECEIVER AND INSURANCE - ILLINOIS

NO. 206 4/1/71

GEORGE COLE & CO CHICAGO
LEGAL BLANKS

This Indenture Witnesseth, That the grantors RUSTEM JAKUPI and BEDRIJE

JAKUPI, his wife,
of the City of Chicago, in the County of Cook, and State of Illinois
for and in consideration of the sum of Nine Thousand and 00/100 (\$9000.00) Dollars
in hand paid CONVEY and WARRANT to PAUL F. BLACKWELL, TRUSTEE,

of the City of Chicago County
of Cook and State of Illinois the following described real estate, to-wit: Lot Forty
(40) and the South Five (5) feet of Lot Forty-one (41) in Block Twenty-two (22)
in Garfield, Subdivision in the South East Quarter (SE $\frac{1}{4}$) of Section Thirty-four
(34), Township Forty (40) North, Range Thirteen (13), East of the Third Principal
Meridian,

500

situated in the City of Chicago County of Cook, and State of Illinois
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois
and all right to retain possession of said premises after any default in payment of a breach of any of the covenants or agreements herein
contained; in trust nevertheless, for the following purposes:

Whereas, The said RUSTEM JAKUPI and BEDRIJE JAKUPI, his wife, Grantors
herein ARE justly indebted upon one (1) Installment Promissory Note, bearing date herewith, payable to the order of BEARER, by
them duly signed and delivered, for the principal sum of Nine Thousand (\$9000.00) Dollars
payable as follows: One Hundred Fifty (\$150.00) Dollars on August 1st, 1971, and One Hundred
Fifty (\$150.00) Dollars or more on the first (1st) day of each and every month thereafter
until the whole of said principal sum has been paid in full; said monthly installments
are to be paid at the office of PAUL F. BLACKWELL or such other place in the City of
Chicago as the legal holder hereof may designate, and are to include interest at the rate
of seven and one-half per cent (7 $\frac{1}{2}$ %) per annum payable monthly on the remaining sum from
time to time unpaid.

IN ADDITION to the payments above mentioned, Mortgagors agree to deposit one-twelfth
(1/12th) of general taxes each month and to make a monthly deposit for hazard insurance.

Now, If default be made in the payment of the said one (1) Installment Promissory Note, or of any part thereof, or the interest thereon,
or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or
assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then in such case the whole of the principal
sum and interest, secured by the said one (1) Promissory Note, shall thereupon, at the option of the legal holder or
holders thereof, become immediately due and payable; and on the application of the legal holder of said Promissory Note, or either of them,
it shall be lawful for the said grantee, or his successor in trust, to enter into and upon and take possession of the premises hereby granted, or
any part thereof, and to collect and receive all rents, issues and profits thereof; and, in his own name or otherwise, to file a bill or bills in any
court having jurisdiction thereof against the said party of the first part, heirs, executors, administrators and assigns, to obtain a
decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified, by said party of the second
part, as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the
costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part,
or person who may be appointed to execute this trust, and attorney's and solicitor's fees,
and also all other expenses of this trust, including all moneys advanced for insurance, taxes and other kinds of assessments, with interest
thereon at seven per cent per annum, then to pay the principal of said note, whether due and payable by the terms thereof or the option of
the legal holder thereof, and all interest due thereon, including the overplus, if any, unto the said party of the first part, or his legal
representatives or assigns, on reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money.

And It is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to foreclose
this Trust Deed, such court may at once upon application therefor, appoint any
suitable person, receiver, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same
toward the payment of the expenses and costs in such proceeding, and any remainder upon said indebtedness; and that said Receiver shall
have the full power of receiver, and such other power in the premises as said Court shall seem proper.

And Said first party hereby agrees, that they will, in due season, pay all taxes and assessments on said premises, and will keep all
buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and
for an amount (not exceeding the amount of said indebtedness), as said second party, or the holder of said note, may from time to time
direct, and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness
aforesaid. And in case of the refusal or neglect of said party of the first part thus to insure, or assign the policies of insurance, or to pay
taxes as aforesaid, said party of the second part or his successor in trust, or the holder of said note, may procure such insurance, or pay
such taxes; and all moneys thus paid, with interest thereon at seven per cent per annum, shall be and become so much additional indebtedness,
secured to be paid by this Trust Deed.

When the said note and all expenses accruing under this Trust Deed shall be fully paid, the said grantee or his successor or legal
representatives shall reconvey all of said premises remaining unsold to the said grantors or heirs heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability
to act of said grantor Paul F. Blackwell, then Pioneer Trust & Savings Bank
of said Cook County is hereby appointed and made successor in trust herein, with like power and authority, as is hereby
vested in said grantee. It is agreed that said grantors shall pay all costs and attorney's fees incurred or paid by said grantor or the holder
or holders of said note, in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this Trust Deed, or a
holder of said note, and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises
and taken out of the proceeds of any sale thereof.

Witness, The hands and seals of the said grantors, this 10th day of June A. D. 1971.

Rustem Jakupi (SEAL)
Bedrije Jakupi (SEAL)

21 508 708

UNOFFICIAL COPY

State of Illinois)
County of Cook) ss. Eleanore Seefurth,
A Notary Public in and for said County, in the

State aforesaid, **Do Hereby Certify**, That RUSTEM JAKUPI and BEDRIJE JAKUPI, his wife, who are

personally known to me to be the same person, 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 _____ notarial seal, this _____ 10th day of June A. D. 1971.

Eleanore Seefurth
Notary Public.



Property of Cook County Clerk's Office

William R. Olson
RECORDER OF DEEDS

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JUN 11 '71 12 32 PM

*21508708

TRUST DEED
STATUTORY FORM
With Clause for Receiver and Insurance

RUSTEM JAKUPI and BEDRIJE JAKUPI,
his wife,
TO
PAUL F. BLACKWELL, TRUSTEE.

Property: 1738 N. Karlov Avenue,
Chicago, Illinois.

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BOX 533

Mail to: Paul F. Blackwell,
6278 W. North Avenue,
Chicago, Illinois. 60639.

GEORGE COLE & COMPANY

END OF RECORDED DOCUMENT