

# UNOFFICIAL COPY

TRUST DEED 22 571 773 NO. 101NW

This Indenture, WITNESSETH, That the Grantor

ALEX WILSON AND MILDRED WILSON his wife

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Fifty-One Hundred Eighty-Three & 70/100 Dollars

in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee

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

Lot 1916 and the North 10 feet of Lot 1917 in Frederick H. Bartlett's Greater Chicago Subdivision Number 5, being a Subdivision of that part West of the Right of Way of the Illinois Central Railroad Company of the East Three-Quarter of the South Half of the North Half and the North West Quarter of the South East Quarter of Section 15, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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, ALEX WILSON AND MILDRED WILSON his wife

justly indebted upon the principal promissory note bearing even date herewith, payable LIBERTY BUILDERS, INC. for the sum of Fifty-One Hundred Eighty-Three & 70/100 Dollars (\$5183.70) payable in 83 successive monthly instalments each of \$61.72 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 5th day of Feb. 1974, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR S. covenant and agree as follows: (1) To pay said indebtedness, and 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 repair buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to insure all buildings now or at any time on said premises 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, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid, to pay all prior delinquencies, and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure to insure, or pay taxes or assessments, or the prior delinquencies 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 any such delinquencies, and the interest thereon from time to time, and all money so paid, the grantor agrees, to repay and satisfy without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be as much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date 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 solicitor's fees, outlays for document preparation, sheriff's charges, cost of procuring or compiling abstracts of title to 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 proceeding 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 any such proceeding 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, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees, 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 premises.

IN THE EVENT OF the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then August G. Merkel of said County is hereby appointed to be first successor in this trust; and if due 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 premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 5th day of December A. D. 19 73

Alex H. Wilson (SEAL)

Mildred Wilson (SEAL)

22 571 773

State of Illinois  
County of Cook } ss.

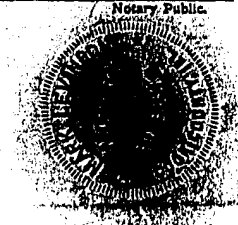
I, Mark Levinson

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
ALEX WILSON AND MILDRED his wife

personally known to me to be the same persons whose name is are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 5th  
day of December A. D. 19 73

Mark Levinson  
Notary Public.



Property of Cook County Clerk's Office

RECORDED OF DEEDS  
COOK COUNTY ILLINOIS  
1973 DEC 14 AM 10  
DEC-14-73 726718 22571773 A - Rec 5.00

5.00

Box No. 246  
**Trust Deed**  
ALEX WILSON AND  
MILDRED WILSON his wife  
TO  
JOSEPH DEZONNA, TRUSTEE  
NORTHWEST NATIONAL BANK  
OF CHICAGO  
COMMERCIAL CREDIT DEPT.  
3973 N. HALSTED AVE.  
CHICAGO, ILLINOIS 60641

22571773

END OF RECORDED DOCUMENT