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400-8797

TRUST DEED

THIS INDENTURE, made November 23 19 73, between

WALSH JONES, A WIDOWER

herein referred to as "Mortgagor" and Chicago City Bank and Trust Company, a corporation organized under the banking laws of the State of Illinois, herein referred to as "Trustee"

WITNESSETH:

That WHEREAS, Mortgagors are justly indebted to the legal holders of a principal promissory note herein termed "Installment Note" of even date herewith, executed by Mortgagors, made payable to the order of

CHICAGO CITY BANK AND TRUST COMPANY in and by which said Installment Note, Mortgagors promise to pay the principal sum of EIGHT HUNDRED EIGHTY AND 74/100 Dollars

in 19 73 installments as follows: \$ 48.93 on the 21st day of January 19 74, and \$ 48.93 on the 21st day of each successive month thereafter, to and including the 21st day of May 19 75, with a final payment of the balance due on the 21st day of June

19 75, with interest on principal after maturity of the entire balance as therein provided at the rate of seven per cent (7%) per annum, all payments being made payable at such banking house or trust company in the City of Chicago, Illinois, as the legal holder thereof may from time to time in writing appoint and in the absence of such appointment, then at the office of Chicago City Bank and Trust Company in said city, which note further provides that at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof, in case default shall occur and continue for three days in the performance of any other agreement contained in said Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, Mortgagors by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein,

situate, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 10 in Cowie & Anderson's Resubdivision of Lots 13 & 14 in Block 1 Lots 13 & 14 in Block 2 & lots 14 to 17 in Erwin & Velder's Subdivision of Blocks 1, 2, & 3 in Taylor's Addition to Eggleston, a Subdivision of East 25 acres North 1/2 South 1/2 Northeast 1/4 of Section 28, Township 38, North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 156 West 74th Street, Chicago, Illinois.

1973 DEC 20 AM 11 19

RECORDER OF DEEDS COOK COUNTY ILLINOIS

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which, with the property hereinafter described, together with the improvements, easements and appurtenances thereto belonging, and rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration or air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) awnings, window shades, awnings, storm doors and windows, floor coverings, indoor beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed on the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises.

6.00

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits Mortgagors do hereby expressly release and waive.

This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust Deed) are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE PRINT OR SIGNATURE (SEAL) TYPE NAME(S) WALSH JONES, A WIDOWER (SEAL) BELOW SIGNATURE(S) (SEAL)

State of Illinois, County of COOK ss., I, the undersigned, a Notary Public in and for said County, in the State

aforesaid, DO HEREBY CERTIFY THAT WALSH JONES, A WIDOWER personally known to me to be the same person whose name

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 own free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and official seal, this 23rd day of November 1973

Commission expires 10-13-76 Virginia B. Hanley Notary Public



MAIL TO NAME CHICAGO CITY BANK AND TRUST CO. ADDRESS 815 West 63rd Street CITY AND STATE CHICAGO, ILLINOIS 60621

DOCUMENT NUMBER

22576579

22576579

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.
2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note; under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
4. In case of default herein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and in manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or defend from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Satisfaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
7. When the indebtedness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, insurance policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
9. Upon, or at any time after the filing of a bill to foreclose this Trust Deed, the Court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the true value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indemnities satisfactory to him before exercising any power herein given.
13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and he has never executed a certificate of identification identifying same as the principal note described herein, he may accept as the genuine principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof.
14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

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IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 1855
CHICAGO CITY BANK AND TRUST COMPANY, Trustee.
By: Joseph A. Deyle, ASSISTANT VICE PRESIDENT

FILE IN WITH TYPEWRITER OR LEGIBLE PRINTING

STATE OF ILLINOIS

STATE FILE NUMBER

34765

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 16.10 REGISTERED NUMERALS

1. PLACE OF DEATH
a. STATE ILLINOIS b. COUNTY COOK

2. USUAL RESIDENCE (where deceased lived, if institution, residence before admission.)
a. STATE ILLINOIS b. COUNTY COOK

3. INSIDE corporate limits and in City, Village, or Incorporated Town CHICAGO
c. INSIDE corporate limits and in City, Village, or Incorporated Town CHICAGO

4. OUTSIDE corporate limits and in Township name..... 43 YEARS
d. OUTSIDE corporate limits and in Township name..... 43 YEARS

5. NAME OF HOSPITAL OR INSTITUTION ILLINOIS MASONIC HOSPITAL 6. LENGTH OF STAY IN U.S. 5 DAYS
7. RESIDENCE ADDRESS (Street & No. or R.F.D. and Post Office) 300 SOUTH YALE AVENUE

8. If not in hospital or institution, give Street & No. or R.F.D. and Post Office

9. Did decedent reside ON A FARM? YES NO

1. NAME OF DECEASED a. (FIRST) RUTH b. (MIDDLE) JONES c. (LAST) JONES
4. DATE OF DEATH (MONTH) (DAY) (YEAR) 5 26 1966

5. SEX FEMALE 6. RACE NEGRO 7. MARRIED, NEVER MARRIED, WIDOW, MARRIED (specify) MARRIED 8. DATE OF BIRTH MAY 17 1920
9. AGE (in years) (months) (days) 46

10. USUAL OCCUPATION HOUSEWIFE 11. BIRTHPLACE (City and state or foreign country) GEORGIA 12. Citizen of what country? U.S.A.

13. FATHER'S FULL NAME CLAUDE PRICE 14. MOTHER'S FULL MAIDEN NAME WILLIE FLETCHER

15. Was decedent ever in U. S. Armed Forces? (Yes, no, or unknown) (Give war or dates of service) NO 16. SOCIAL SECURITY NUMBER wife
17. INFORMANT a. SIGNATURE Jda. Mae Jones b. ADDRESS 836 WELLINGTON c. RELATIONSHIP TO DECEASED HOUSEWIFE

18. MEDICAL CAUSE OF DEATH (List I. DEATH WAS CAUSED BY. Enter only one cause per line for (A), (B) and (C).)
IMMEDIATE CAUSE (A) MYOCARDIAL INFARCTION
Conditions, if any, which gave rise to the above IMMEDIATE CAUSE (A), stating the UNDERLYING CAUSE last.
due to (B) CORONARY OCCLUSION 5 DAYS
due to (C) HYPERTENSIVE CARDIO VASCULAR DISEASE YEARS
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL CONDITION GIVEN IN PART (I). EXOGENOUS OBESITY

19. DATE OF OPERATION, IF ANY 20. MAJOR FINDINGS OF OPERATION
20. AUTOPSY? YES NO

NOTE: If an injury was involved in this death, the Coroner must be notified.

21. I hereby certify that I attended the deceased from 5-22-66 to 5-26-66, that I last saw the deceased alive on 5-26-66 and death occurred at 3:20 P. M. from the causes and on the date stated above.
Signature: Herbert C. Meyer, M.D. Date: 5-27-66 Illinois License No. 36,341.71
Address: 30 W. WASHINGTON Phone: 372-2920

22. DISPOSITION: BURIAL, CREMATION, ANATOMY Date: 5-28-66
CEMETERY: RESTVALE
LOCATION: W. 107TH ST. CHICAGO 53, ILL.
23. FUNERAL DIRECTOR: R. W. [Signature]
ADDRESS: 4136 S. [Address] Chicago 53, Ill. Illinois License No. 10,912

24. Received for filing on MAY 27 1966 [Signature] LOCAL REGISTRAR

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November 21, 1973

STATE OF ILLINOIS }
COUNTY OF COOK } SS
CITY OF CHICAGO }

I, Murray C. Brown, M.D. Local Registrar of Vital Statistics of the City of Chicago, do hereby certify that I am the keeper of the records of births, stillbirths and deaths of the City of Chicago by virtue of the laws of the State of Illinois and the ordinances of the City of Chicago; that the accompanying certificate on this sheet is a true copy as a record kept by me in pursuance of said laws and ordinances.

This Certified Copy VALID
Only When Original BLUE
SEAL and BLUE SIGNATURE
Are Absent.

[Signature] Murray C. Brown
LOCAL REGISTRAR

BOARD OF HEALTH - CITY OF CHICAGO

END OF RECORDED DOCUMENT