

TRUST DEED—INSURANCE, RECEIVER AND RENTS.
FOR ONE OR MORE NOTES, WITH OR WITHOUT COUPONS.—ILLINOIS

NO. 206-R
REVISED TO MARCH 1928

Geo E Cook & Co CHICAGO
LEGAL BLANKS

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This Indenture Witnesseth,

That the grantor s Maurice E. Sova
and Shirley M. Sova, his wife

of Cook County, Illinois,

In consideration of Five thousand and no/100ths Dollars

to James F. Messinger
Trustee of Cook County, Illinois, and to his

successors in trust, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus, and all fixtures, together with the

rents, profits and income thereon, and everything appurtenant thereto, situated in the County of Cook in the State of Illinois, to wit:
Lots 1 and 2 in Block 34 in West Pullman, a Subdivision in the West 1/2 of the North
East 1/2 and the North West 1/2 of Section 28, 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 Witness whereof, for the purpose of securing performance of the covenants and agreements herein set forth.

Whereas, the grantor is the owner of a promissory note bearing even date herewith, payable to the order of Bearer, according to
terms set forth in said installment note.

THIS INSTRUMENT PREPARED BY
WALTER L. MONTGOMERY, JR.
10800 SOUTH HALSTED STREET
CHICAGO, ILLINOIS 60628



Said interest is further evidenced by interest notes of proper number and amount.
Each principal and interest note bears interest at the rate of seven per cent per annum after maturity, and are payable in lawful money of the United States of America,
at the office of James F. Messinger & Co., Inc., 1000 N. Halsted St., Chicago, Ill.

The Grantors 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 July 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) to keep said premises in good condition and repair without waste and free from any mechanic's or other bills or claims of lien; (5) to complete within a reasonable time any and all buildings now or at any time in process of erection on said premises, and (6) to keep all buildings at any time on said premises insured against loss by fire, lightning and tornado to their full insurable value, in companies to be approved by the legal holder of the indebtedness secured hereby, with loss clauses payable to the grantee herein as his interest may appear, and all such policies shall be deposited and remain with the legal holder of the indebtedness secured hereby. The grantee is empowered to adjust, compromise, submit to arbitrators and appraisement, and collect, and apply to the recipient of said indebtedness any claim for loss arising under any insurance policy covering said premises; and to that end the grantee is irrevocably appointed the attorney in fact of the grantor for the purpose of adjusting, submitting to arbitrators and appraisement and delivering such receipts, releases and other writings as shall be requisite to completely accomplish such adjustment, compromise, arbitration, appraisement and collection. In case of foreclosure hereof each such insurance policy may be endorsed or rewritten so as to make loss thereunder payable to the decree of the court or creditors or after sale pursuant to such decree to the holder of the Master's certificate of sale, and such decree may so provide.

In case of default therein the grantee, or the holder of said indebtedness, or any part thereof, may, but is not obliged to, in any payment or perform any act hereinafter required of the grantor, and may, but is not obliged to, purchase, discharge, compromise or settle any tax lien or other lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises and when so doing, is not obliged to inquire into the validity of any tax assessment, lien, title, forfeiture, or lien or title or claim thereof. If any building or other improvement upon said premises, at any time, shall not be completed within a reasonable time, the Trustee or mortgage holder may cause the completion thereof in any form and manner deemed expedient. All moneys paid for any of the aforesaid purposes and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by the grantor or such holder to protect the lien hereof, and reasonable compensation of each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby, immediately due and payable without notice, with interest at seven per cent per annum.

In the event of a breach of any of the aforesaid agreements, the whole of said indebtedness, including principal and all earned interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the time of such breach at seven per cent per annum, to be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all said indebtedness had been matured by express terms. All expenses and disbursements paid or incurred in behalf of complainant in connection with proceedings for the foreclosure hereof—including reasonable solicitor's fees, suitors for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title to said premises—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 by reason hereof shall also be paid by the grantor; all of which expenses and disbursements shall be an additional lien upon said premises, and included in any decree that may be rendered in such foreclosure proceeding. The grantor hereby irrevocably assigns to the legal holder of the indebtedness secured hereby, all right to the possession of, and income from, said premises pending such foreclosure proceedings, and consent that upon the filing of a bill to foreclose this Trust Deed, the grantee or some other suitable person or corporation may be appointed Receiver of said premises, without notice, and without complaint being required to give any bond, whether the premises be then occupied as a homestead or not, and irrespective of the solvency of any person or the adequacy of the security, with full power and duties of Receiver, and that said Receiver may continue to reside during the pendency of said foreclosure and thereafter until redemption made or the issuance of a deed in case of sale, and may collect rents, alter or repair said premises and put and maintain them in first class condition and out of the income, may pay expenses of Receiver, insurance premiums, all taxes and assessments which are a lien or charge at any time during the Receivership, cost of such alterations and repairs, and may also pay and do whatever the grantee is hereby authorized to pay and do. The net income, or any part thereof, may be applied from time to time on any foreclosure decree entered in such proceeding, and in case of a sale and delivery, the deficiency, whether there be a decree therefor in personam or not, and whether any subsequent owner of the equity of redemption be liable therefor or not, shall be paid out of the net income remaining at the termination of the Receivership.

An additional security the grantor hereby assigns, all the rents, issues and profits arising or to arise out of said premises to the grantee herein and authorizes him, in his own name as assignee, or otherwise, to receive, sue for, or otherwise collect such rents, issues and profits, to serve all notices which may be or become necessary to institute forcible detainer proceedings, to receive, possess, lease, and re-lease said premises, or any portion thereof, for such term or terms, and upon such conditions as he may deem proper, and apply the proceeds thereof, first, to the payment of the expense of operating and charge against said premises; and, second, to the payment of the indebtedness hereby secured hereunder the overplus, if any, to the grantor, if and when the indebtedness hereby secured shall have been fully paid.

In The Event of the death or permanent removal from said Cook County of the grantor, or his refusal or failure to act then
Ronald A. Moteboom of said Cook County,
is hereby made first successor in this trust, and invested with all the title and the powers granted to said grantor, and if for any like cause said first successor should fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said Cook County is hereby made second successor in this trust with the title and powers.

When all of the aforesaid agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on restoring his reasonable charges.

This Trust Deed and all provisions hereof, shall extend to and be binding upon the grantor and all persons claiming under or through the grantor.

Witness the hand, seal and seal of the grantor this 16th day of July, A. D. 1924
Maurice E. Sova (REAL)
Shirley M. Sova (REAL)

* To be stricken out if no interest coupons are used

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