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TRUST DEED

1974 AUG 19 10:30 AM

PROPERTY OF COOK COUNTY

22 819 721

AUG-19-74 850405 • 22819721-A Rec 5.10

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made July 1, 1974, between

Raymond and Patricia Kempainen herein referred to as "Grantors", and

Stanley J. Ginsburg of 209 York Rd; Elmhurst, Illinois, herein referred to as "Trustee"; witnesseth:

THAT, WHEREAS, the Grantors are justly indebted to Associates Finance Inc herein referred to as "Beneficiary", the legal holder of the Installment Note hereinafter described, in the sum of 7740.00 Dollars, evidenced by one certain Installment Note of the Grantors of even date herewith, made payable to the Beneficiary, and delivered in and by which said Note the Grantors promise to pay the said sum

in 59 consecutive monthly installments of \$ 129.00 each and a final installment of \$ 129.00 with the first installment beginning on August 30, 19 74

and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at 4050 Milwaukee Ave; Chicago Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

NOW, THEREFORE, the Grantors to secure the payment of the said sum of money in accordance with the terms, provisions and conditions of this trust deed, and the performance of the covenants and agreements herein contained, by the Grantors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by this 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 8 in Peter's Subdivision of Lots 11 to 25 in Subdivision of Block 2 in Johnston's Subdivision East 1/2 South-east 1/4 Section 26, Township 40 North, Range 13 lying east of the 3rd principal meridian in Cook County, Illinois

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

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 the Grantors 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 are a part hereof and shall be binding on the Grantors, their heirs, successors and assigns.

WITNESS the hand(s) and seal(s) of Grantors the day and year first above written.

(SEAL) Raymond Kempainen (SEAL) Patricia Kempainen

I, Sivan E. Leschak, Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY THAT Raymond and Patricia Kempainen

are persons who are to be the said person, S whose name S are subscribed to the foregoing Instrument, and that they signed, sealed and delivered the same in 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 seal of office this 19th day of August, A.D. 1974. Sivan E. Leschak, Notary Public.

(09112-Rev. 5-71)

COOK COUNTY MAIL

55 819 151

22819721



THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

22 819 721

- Grantor shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed...
- Grantors shall pay before any general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises...
- Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm...
- In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act...
- The Trustee or Beneficiary hereby secured making any and every payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate...
- When the indebtedness hereby secured shall become due whether by action or otherwise, Beneficiary or Trustee shall have the right to foreclose the lien hereof...
- 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...
- Upon, or at any time after the filing of a bill to foreclose the trust deed, the court in which such bill is filed may appoint a receiver of said premises...
- No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record or to execute any power herein given unless expressly obligated by the terms hereof...
- Trustee shall release this trust deed and the lien hereof upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid...
- 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.

ASSOCIATES FINANCE INC.
 4060 N. MILWAUKEE AVE.
 CHICAGO, ILL. 60641

FOR RECORDER'S INDEX PURPOSES
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

DOCUMENT PREPARED BY: J.C. Lovelace
 COMPANY: Associates Finance Inc.
 ADDRESS: 4060 N. Milwaukee Chicago, Ill. 60641

RECORDED BY: [Signature]

END OF RECORDED DOCUMENT