

TRUST DEED

NO. 101NW

22 935 684

This Indenture, WITNESSETH, That the Grantor s

ANTHONY SCHIAVONE and FRANCES SCHIAVONE, his wife

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Thirty-two hundred eighty-eight and 78/100 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:

Lots 4 and 5 in Resubdivision of Lots One (1) to Six (6) both inclusive in Block One (1) in the Subdivision of the North West Quarter of the West half of the West half of the South West quarter of Lots Forty-two (42) to Forty Six (46) both inclusive in Block One (1) in the Subdivision of the North East Quarter of the West half of the West half of the South West Quarter all in Section Thirteen (13) East of the Third Principal Meridian together with that part of Montrose Avenue lying South of the North Sixty Six (66) feet thereof and North of and adjoining Lots One (1) to Forty Six (46) aforesaid as vacated by the city Council of the City of Chicago by an Ordinance passed on February 14, 1910 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 s ANTHONY SCHIAVONE and FRANCES SCHIAVONE, his wife justly indebted upon their one principal promissory note bearing even date herewith, payable to J. C. CONSTRUCTION, for the sum of Thirty-two hundred eighty-eight and 78/100 Dollars (\$3288.78) payable in 35 successive monthly instalments each of \$91.36 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 15th day of June 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 note 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 building or fixtures or improvements on said premises that they have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured 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; (6) to pay all prior incumbrances, and the interest thereon, at the time or times stated in the same shall become due and payable. In the Event of failure to so insure, or pay taxes or assessments, or the prior incumbrances 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 title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor s agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent per annum, but not to be so 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 earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time 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 s 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 documentary evidence, stenographer's charges, costs of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the grantor s; 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 s. 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 such foreclosure proceedings; which proceeds, whether decree of sale shall have been entered or not, shall not be distributed, 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 s for said grantor s and for the heirs, executors, administrators and assigns of said grantor s waive all right in the possession of, and income from, said premises pending such foreclosure proceedings, and agree that 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 s, or to any party claiming under said grantor s, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said 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 for 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 3rd day of December A. D. 1974 Anthony Schiavone (SEAL) Frances Schiavone (SEAL)

22-935 684

Office

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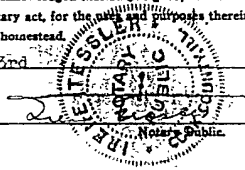
State of Illinois } ss.
County of Cook

I, Irene Tessler

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
ANTHONY SCHIAVONE and FRANCES SCHIAVONE his wife

personally known to me to be the same persons 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 3rd
day of December A. D. 19 74



Property of Cook County Clerk's Office

974 DEC 13 AM 10 46

Shirley R. Olson

RECORDS SECTION
COOK COUNTY CLERK'S OFFICE

DEC-13-74 9 13 8 12 • 22375634 • A — Rec 5.00

5.00

Northwest Corner of Park of Chicago
5885 North La Salle Avenue
Chicago, Illinois 60641

Bar No. 256

Trust Deed

ANTHONY SCHIAVONE and
FRANCES SCHIAVONE, his wife
TO
JOSEPH DEZINIA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. H. Melle

SS 132 004

1895187

END OF RECORDED DOCUMENT