

TRUST DEED

NO. 101NW

22 115 714

This Indenture, WITNESSETH, That the Grantor IRENE WAKEFIELD ROBINSON, A widow

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Twenty-two Hundred Thirtv-one & 75/100 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:

Lot Twenty-seven (27) (except the East Twenty (20) feet and the West Twenty-five (25) feet thereof) in Emma Rosenmerkel's Subdivision of Lot Thirty-one (31) in the School Trustees' Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 515 West 57th Place, Chicago Illinois together with all buildings and improvements thereon.

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 IRENE WAKEFIELD ROBINSON, A widow

justly indebted upon her one principal promissory note bearing even date herewith, payable

AMERICAN HOME HEATING CO., INC., for the sum of Twenty-two Hundred

Thirtv-one & 75/100 Dollar (\$2231.75) payable in 35 successive monthly

instalments each of \$62.00 except the final instalment which shall be

equal to or less than the monthly instalments due on the note commencing

on the 1<sup>st</sup> day of Jan 1973, and on the same date of each month there

after, until paid, with interest after maturity at the highest lawful

rate.

THE GRANTOR, 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 restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) That waste to 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 and maintain 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, and the interest thereon, at the times or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay such 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 lien affecting said premises or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor, agrees, to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional in 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, if any, 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 or 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 documentary evidence, stenographer's charges, cost of procuring or compiling abstract showing the 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 such foreclosure proceedings, 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 proceeding and agrees 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, or 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 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 C. 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 Receiver 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, or receiving his reasonable charges.

Witness the hand and seal of the grantor this 4<sup>th</sup> day of Jan A. D. 1973

Irene Wakefield Robinson (SEAL)



22 115 714

State of Illinois  
County of Cook } ss.

I, Rita M. Sawyer  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
IRENE WAKEFIELD ROBINSON, A widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as her 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 4th  
day of November A. D. 19 72

Rita M. Sawyer  
Notary Public.

Property of Cook County Clerk's Office

*Shirley R. Allen*

NOV 10 AM 11 13

NOV-10-72 5 28 095 • 22115714 - A - Rec

RECORDER OF DEEDS  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

5.00

5.00

22115714

246  
Box 2845

# Trust Deed

IRENE WAKEFIELD ROBINSON, A widow

TO

JOSEPH DEZONNA, Trustee

NORTHEAST NATIONAL BANK  
OF CHICAGO  
CONSUMER CREDIT DEPT.  
3973 N. ELSTON AVE.  
CHICAGO, ILLINOIS 60641

END OF RECORDED DOCUMENT