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Modern Law Forms
NO. 216

FOR USE OF COUNTY RECORDER OR REGISTRAR OF TITLES

TRUST DEED

EDWARD THOMAS O'CONNOR and DOROTHY O'CONNOR, his wife

Grantor,
of the City of Calumet City, County of Cook, State of Illinois, in
consideration of the sum of Thirty five hundred and four and 60/100 Dollars
(\$ 3,504.60) the receipt of which is hereby acknowledged, and to secure the payment of a
certain ~~PERMANENT~~ note of even date herewith, payable to ~~EDWARD THOMAS O'CONNOR~~ NANCY BERMAN or
order, as follows: \$73.01 on the 15th of April, 1973, and \$ 73.01 or more on the 15th
day of each month thereafter with interest included at the rate of 8% per annum until
the entire amount of principal and interest has been paid.

Trustee,
NANCY BERMAN (residing at 1640 E. 50 St.)
of the City of Chicago, County of Cook, State of Illinois, all
title and interest in the following described real estate:

Lot No. one hundred forty-nine (149) in Gold Coast Manor Unit No. 3,
being a subdivision of part of the North East (NE) Fractional One Quarter
(¼) of Section 19, Township 36 North, Range 15, East of the Third Principal
Meridian.

Exempt under provisions of Paragraph 5, Section 4,
Real Estate Transfer Tax Act.

11/11/73 Date
[Signature] Buyer, Seller or Representative

situate in the City of Calumet City, County of Cook, State of Illinois,
hereby releasing and waiving all rights under and, virtue of the Homestead Laws of the State
of Illinois, in trust for the following uses and purposes:

It is agreed that if default be made in the payment of said note, either of the principal payments or interest, or if
the grantor shall fail to pay taxes levied when due, commit or permit waste, or shall breach any other provision herein pro-
vided, in such event and immediately without notice to the Grantor, at the option of the holder thereof, said note shall become
due and payable, and the Trustee or the holder of the note secured hereby shall have the right to institute foreclosure pro-
ceedings for the appointment of a Receiver to collect the rents and income from said premises, and to obtain a decree for a
sale thereof; and from the proceeds of such sale to first pay court costs, costs of advertising and publication, title contin-
uation costs, Master's fees, reasonable attorney's fees, and other expenses of such proceeding; all sums advanced for the
payment of taxes, insurance or other liens, with interest thereon at the rate of 7% per annum; then to pay the principal of
said note and interest due thereon; and the balance then remaining to be paid to the Grantor. It shall not be the duty of
the purchaser to see to the application of the purchase money. If the proceeds of the sale shall be insufficient to pay the
aforesaid, a deficiency may be entered against the Grantor.

The Receiver appointed by the Court, shall be vested with all the powers and duties of a receiver, including the right
to take possession of said premises, collect rents and income both during the pendency of the foreclosure proceedings, and
following the entry of a decree and until the expiration of the period of redemption.

Grantor shall maintain in force insurance against loss by fire of said premises, and casual loss thereto, and shall
deposit policies of insurance, and evidence of payment of the premiums thereon, with the holder of said note. Such policies
shall contain loss payable clauses in favor of the Trustee as his interest may appear; and Grantor agrees in the event of a
loss by fire or casualty, the holder of said note shall have the right to compromise and collect for such loss in the name and
stead of Grantor, and to apply the proceeds therefrom to the indebtedness on said note which shall at the holder's option
become due and payable. If Grantor shall fail to maintain insurance in the amount of the indebtedness on said note, the holder of the
note shall have the right to place such insurance, and the cost thereof shall be an additional indebtedness under said note.

In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County
of Cook, Illinois, **BENNETT I. BERMAN**

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and
be binding upon their heirs, legal representatives and assigns.

Upon the payment of said note according to the tenor thereof, and the performance of the
covenants herein contained, and unless said premises are sold by court decree for a breach hereof
Grantee shall upon demand furnish Grantor with a Deed reconveying said premises. Whether
there shall be more than one party as Grantor or Trustee, the terms "Grantor" and "Trustee"
may be used.

Witness my hand and seal this 3rd day of March 1973

(SEAL) [Signature] (SEAL)

(SEAL) [Signature] (SEAL)

(OVER)



- () Mail to: Bennett I. Berman
1640 E. 50th Street
Chicago, 15, Illinois
- () Office of the Recorder, Box No. _____
- () Mail Tax bills to: _____

958 - 163rd St.
Calumet City, Illinois
Street Address
NOT A PART OF THE ABOVE INSTRUMENT

DOCUMENT NUMBER

22 249 109

UNOFFICIAL COPY

Shirley R. Wilson

1973 MAR 13 PM 1 19

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

STATE OF ILLINOIS

COUNTY OF COOK

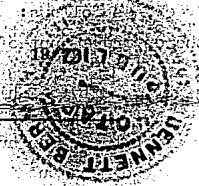
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I hereby certify that EDWARD THOMAS O'CONNOR and DOROTHY O'CONNOR, his wife
are personally known to me to be the same persons whose names
subscribed to the foregoing instrument, appeared before me this day in person and ac-
knowledgeed that they signed, sealed, and delivered the same as their free and volun-
tary act, for the uses and purposes therein set forth, including the release and waiver of the
right of homestead.

Sworn to before me this 3rd day of March

Shirley R. Wilson
Notary Public



Commission expires: Jan. 13, 1975

Property of Cook County Clerk's Office

22249109

500 MAIL

END OF RECORDED DOCUMENT