

UNOFFICIAL COPY

TRUST DEED

NO. 101NW

22 342 005 *Hill*

This Indenture, WITNESSETH, That the Grantors
JOSEPH HILL and THELMA HILL, his wife

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Forty-one Hundred Sixty-nine & 39/100 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 appar-
atus 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:
The North eighteen (18) feet of Lot thirty one (31) and the South
ten (10) feet of Lot thirty two (32) in Block seven (7) in Lucy M.
Green Addition to Chicago in the North East Quarter of the North East
Quarter of Section 20, Township 38 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 TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantors JOSEPH HILL and THELMA HILL, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
COMMUNITY BUILDERS, INC. for the sum of Forty-one Hundred Sixty-nine
& 39/100 Dollars (\$4169.39) payable in 59 successive monthly instalments
each of \$69.49 except the final instalment which shall be equal to or
less than the monthly instalments due on the note commencing on the
20th day of July, 1973, and on the same date of each month thereafter,
until paid, with interest after maturity at the highest lawful rate

THE GRANTORS 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 any part of, or damage to 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 such insurance in companies acceptable to the holder
of the first mortgage indebtedness, with less 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 times or times when the same shall become due and payable.

IN THE EVENT of failure so to 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 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 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 the 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.

IN THE EVENT by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-
of, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts showing the whole
title of said premises embracing foreclosure decrees—shall be paid by the grantor, and the like expenses and disbursements occasioned by any suit or pro-
ceeding 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 thereof 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, waive all right to 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, or to 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 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 a
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 22d day of May A. D. 1973

Joseph Hill (SEAL)
Thelma Hill (SEAL)
(SEAL)
(SEAL)

22 342 005

22 342 005

Office

State of Illinois }
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
JOSEPH HILL and THELMA HILL, 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 22d
day of May A. D. 19 73

J. Stockreiter Jr.
Notary



Property of Cook County Clerk's Office

John R. Olson
1973 MAY 30 AM 9 59

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

MAY-30-73 633276 • 22342005 • A — Rec 5.00

5.00

22342005

Box No. 246

Trust Deed

JOSEPH HILL and
THELMA HILL, his wife
TO
JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK
OF CHICAGO
CONSUMER CREDIT DEPT.
3979 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641

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