

TRUST DEED

102-25256  
22 391 315

THIS INDENTURE, made June 28 19 73 between

JAMES A. MC DONALD AND MAYNELL MC DONALD, HIS WIFE  
herein referred to as "Mortgagors" and Chicago City Bank and Trust Company, a corporation organized under the banking laws of the State of Illinois, herein referred to as "Trustee"

WITNESSETH:

That WHEREAS, Mortgagors are justly indebted to the legal holders of a principal promissory note herein termed "Installment Note" of even date herewith, executed by Mortgagors, made payable to the order of CHICAGO CITY BANK AND TRUST CO. in and by which said Installment Note, Mortgagors promise to pay the principal sum of SIX THOUSAND THREE HUNDRED FIFTY FOUR AND 72/100 Dollars in 48 installments as follows: \$ 132.39 on the 16th day of August, 19 73 and \$ 132.39 on the 16th day of each successive month thereafter, to and including the 16th day of June, 19 77 with a final payment of the balance due on the 16th day of July, 19 77

with interest on principal after maturity of the entire balance as therein provided at the rate of seven per cent (7%) per annum, all such payments being made payable at such banking house or trust company in the City of Chicago, Illinois, as the legal holder thereof may from time to time in writing appoint and in the absence of such appointment, then at the office of Chicago City Bank and Trust Company in said city, which note further provides that at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in said Trust Deed (it which event election may be made at any time after the expiration of said three days, without notice), and that all parties hereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, Mortgagors by these 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 Forty Four (44) in Block Ninety Seven (97) in Cornell, a subdivision in Sections 26 and 35, Township 38, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 7807 South Kimark Avenue, Chicago, Illinois.

Chicago City Bank and Trust Co.

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

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which, with the property hereinafter described, is referred to herein as the "premises."

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

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 Mortgagors 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 hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) AND SIGNATURE(S)  
JAMES A. MC DONALD AND MAYNELL MC DONALD, HIS WIFE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES A. MC DONALD AND MAYNELL MC DONALD, 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 own 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 official seal, this 28 day of June, 19 73  
Commission expires 12/31/76

NAME CHICAGO CITY BANK AND TRUST CO.  
ADDRESS 815 West 63rd St.  
CITY AND STATE CHICAGO, ILLINOIS 60621

DOCUMENT NUMBER

MAIL TO

To V. Hanley  
Box 978

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