

TRUST DEED AND MORTGAGE

23 449 534

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of City of Dolton County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to PIONEER TRUST & SAVINGS BANK of City of Chicago, County of Cook and State of Illinois, the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois, to wit:

Lot 17 in Block 9 in Calumet Center Gardens 1st Addition, being part of the South half of the Southeast Quarter of Section 1038-14 East of the 3rd P.M., lying West of the East Line of the West 80 rods thereof, and part of Lots 7&8 in the subdivision of part of Lot 4,5 and 6 in Van Vuuren's lying East of the East line of said West 80 rods as shown on Plat recorded 7-27-29 as Document #10439573 in CCI, in the County of Cook.

and commonly known as 15315 S. Grant Dolton, Ill. hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall with 12% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$ 13,866.00 PL. No. Chicago, Ill. March 27, 1976

At the dates hereinafter mentioned, for value received, I or we, the undersigned, jointly and severally, promise to pay to the order of PIONEER TRUST & SAVINGS BANK, at 4000 W. North Avenue, Chicago, Illinois, the sum of Thirteen thousand eight hundred sixty six 600/100 payable as follows:

60 monthly payments at \$231.10 beginning May 10, 1976 and each and every month thereafter until fully paid on if not sooner.

with interest on each installment after its maturity at the rate of seven per cent per annum until paid.

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court of record in any County or State in the United States to appear for us in such court, in term time or vacation, at any time hereafter and confess a judgment without process in favor of the holder of this instrument for such amount as may appear to be unpaid thereon, together with costs, and Twenty-Five Dollars Attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and consent to immediate execution upon such judgment, hereby ratifying and confirming all that my (ours) said attorney may do by virtue hereof.

IN THE EVENT OF DEATH, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be successor in this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

Witness our hands and seals this 27th day of March A. D. 1976

Henry J. Martin (Seal)
Mary Ann Martin (Seal)

23 449 534

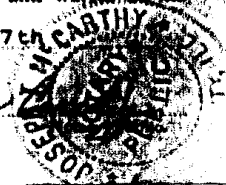
STATE OF ILLINOIS }
 COUNTY OF COOK }

I, the undersigned
 a Notary Public, in and for, and residing in said County, in the State aforesaid,
 do hereby certify that Henry J. Martin & Mary Ann Martin
 are personally known to me to be the same person whose name
 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 27th
 day of March A. D. 1976

Embossed hereon is my Notarial Seal, My Commission Expires
 JOSEPH T. McCARTHY SEPT. 28, 1977

Joseph T. McCarthy



| SUB DATE | DATE PAID | AMT. PAID | BALANCE FV |
|----------|-----------|-----------|---|
| | | | 1976 APR 13 9M 12 04 |
| | | | APR-13-76 171136 • 23449534 • A • sec 10.00 |

F. L. No. _____
 No. PAYMENT _____ EXPIRATION _____
 NAME _____
 ADDRESS _____
 TELEPHONE _____

Received on the within note, the following sums:

Box 72

Trust Deed and Note

Henry J. Martin & Mary Ann Martin
 15315 S. Grant
 Dolton, Ill.

TO

Pioneer Bank & Trust Co.
 4000 W. North Ave.
 Chicago, Ill.

Prepared by:
 Rachael Donahue
 Consumer Loan Dept.
 Pioneer Bank & Trust Co.
 4000 W. North Ave.
 Chicago, Ill.

1981-10

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