

TRUST DEED

NO. 101NW

23 041 214

This Indenture, WITNESSETH, That the Grantor is

JAMES E. EVANS and GRACE B. EVANS, his wife

of the City of Chicago, Cook County of Cook, Illinois
for and in consideration of the sum of Sixty one hundred nine and 32/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
of the City of Chicago, Cook County of Cook, 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 appurtenances,
and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the City of Chicago, Cook County of Cook, Illinois, and State of Illinois, to-wit:

Lot 8 in Block 3 in Austine Subdivision of the East half of the Northeast
quarter of Section 8, Township 39 North, Range 13, East of the Third Principal
Meridian.

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.

WITNESSETH, The Grantor, JAMES E. EVANS and GRACE B. EVANS, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
BROWN CONSTRUCTION COMPANY, for the sum of Sixty one hundred nine and
32/100 Dollars (\$6109.32) payable in 83 successive monthly instalments each
of \$72.73 except the final instalment which shall be equal to or less than
the monthly instalments due on the note commencing on the 10th day of May 1975
and on the same date of each month thereafter, 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 heretofore 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 on 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 on 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 trustee herein, who is hereby authorized to place 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 secondly to the grantor, and the
which policies shall be lost and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all fire and other insurances,
and the interest thereon, at the time or times when the same shall become due and payable;
In the event of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
all prior insurances and the interest thereon from time to time and all money so paid, the grantor, agree to repay immediately with interest, and
the same with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness accrued hereby
In the event of a breach of any of the foregoing covenants or agreements the whole of said indebtedness, including principal and all interest
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach
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
express terms.
It is further agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure
of including reasonable solicitor's fees, outlays for documentary evidence, printing and other charges, cost of procuring or completing abstract showing the
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 trustee 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, 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, as such, may be a party, shall also be paid by the grantor. All such expenses
proceedings which proceed, 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, 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 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
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 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, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 9th day of March A. D. 1975
James E. Evans (SEAL)
Grace B. Evans (SEAL)

State of Illinois  
County of Cook ss.

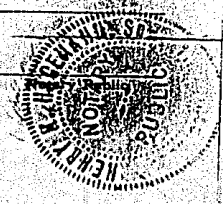
I, Henry M. Hagerman

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
JAMES E. EVANS and GRACE B. EVANS, his wife

personally known to me to be the same persons whose names above 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.

Done under my hand and Notarial Seal, this 31st  
day of March A. D. 19 75

Henry M. Hagerman



Property of Cook County Clerk's Office

1975 APR 7 AM 10 54

APR-7-75 9:14 022 2304214 A Rec 5.0

5.00

Box No. 246

# Trust Deed

JAMES E. EVANS and  
GRACE B. EVANS, his wife  
TO  
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. de Malle

Northwest Building, 100 East of Chicago  
5035 North La Salle Avenue  
CHICAGO, ILLINOIS 60641

2304214

END OF RECORDED DOCUMENT