

TRUST DEED

NO. 101NW

23 084 770

This Indenture, WITNESSETH, That the Grantor

MATTIE HAMILTON, a widow

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Fourteen hundred thirty and 40/100 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 assigns 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 apparatus 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 West Part of Lot 18 in the Circuit Court Partition of the East half (except the Run 10' East thereof and the right of way of the Union Stock Yard and Transit Company's) of the North East Quarter of the North West Quarter of Section 3, Township 48 North, Range 14, 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.

WHEREAS, The Grantor MATTIE HAMILTON, a widow

justly indebted upon her one principal promissory note bearing even date herewith, payable

MID-CITY BUILDERS, for the sum of Fourteen hundred thirty and 40/100 Dollars

(\$1430.40) payable in 23 successive monthly instalments each of \$59.60 except the final instalment which shall be equal to or less than the monthly instalments

due on the note commencing on the 30th day of June 1975, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

The Grantor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, according to her agreement extending time of payment (2) In payment in the first day of June in each year, all taxes and assessments against said premises, and to cause the same to be paid (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 in 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 loss clause attached payable first, to the first Trustee or Mortgagee,

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 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 tax lien or title 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 unpaid 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, 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.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the waste 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 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 hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said premises, 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 grantor, 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 7th day of May A. D. 1975

Mattie Hamilton (SEAL)

(SEAL)

(SEAL)

(SEAL)

23 084 770

State of Illinois
County of Cook


NOTARY PUBLIC No. 99835, • 23051770 • A

5.00
5.00

I, Halden Smoller
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
MATTIE HAMILTON, a widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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
day of 5/7/75 A. D. 1975

Halden Smoller


Property of Cook County Clerk's Office

5.00

23051770

Box No. 246

Trust Deed

MATTIE HAMILTON, a widow

TO
JOSEPH DEZONNA, Trustee

THIS DEED OF TRUST WAS RECORDED
ON 5/7/75 AT 5:00 P.M.
IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS