

UNOFFICIAL COPY

Trust Deed—Statutory, under Law of 1879. With Clause for Receiver and Insurance. Form No. 1206.

23 243 260

This Indenture Witnesseth, That the grantor 8,
MARTIN W. MORGANSKI and LINDA MORGANSKI, his wife,
on the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of FIVE THOUSAND and no/100 Dollars
in hand paid, CONVEY and WARRANT to MILDRED E. LA SOTA, TRUSTEE,
of the City of Chicago County
of Cook and State of Illinois the following described real estate, to-wit:

Lot 19 in Block 4 in Subdivision of the North West Quarter
(N.W. $\frac{3}{4}$) of the North West Quarter (N.W. $\frac{3}{4}$) of Section 18,
Township 38 North, Range 14 East of the Third (3rd) Principal
Meridian (except therefrom those portions thereof taken for
park and boulevard also except the East 424.37 feet thereof
lying south of said boulevard) in Cook County, Illinois

500

64-1423-2 All

situated in the City of Chicago County of Cook and State of Illinois
hereby releasing and giving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and all right
to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein contained; in trust nevertheless,
for the following purposes:

WHEREAS, The said MARTIN W. MORGANSKI and LINDA MORGANSKI, his wife, Grantor
herein BY justly indebted to ODS Promissory Note, bearing even date herewith, payable to the order of

BEARER in the principal sum of FIVE THOUSAND and no/100 Dollars
(\$5,000.00) with interest thereon at the rate of SIX per cent.
per annum, payable monthly on the whole amount of said principal
sum remaining from time to time unpaid, said principal and interest
payable as follows: TWO HUNDRED or more Dollars on the 26th day
of October A.D. 1975 and TWO HUNDRED and no/100 DOLLARS or more
on or before the 26th day of each and every month thereafter until
said principal sum and interest have been fully paid, each payment
to be first applied to payment of interest and the balance on
account of principal both principal and interest payable in
lawful money of the United States of America at RICHARDS REALTY, Inc,
1259 West 51st Street Chicago, Illinois 60609 or such other
place as the legal holder may from time to time in writing appoint.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

NOW, If default be made in the payment of the said Promissory Note, or of any part thereof, or the interest thereon,
or any part thereof at the time and in the manner above specified for the payment thereof, or in case of sale, or non-payment of taxes or assessments on
said premises, or of a breach of any of the covenants or agreements herein contained, then in such case, the holder of said principal sum and interest, secured
by the said Promissory Note, shall thereupon, at the option of the legal holder or holders thereof, become immediately due and
payable; and on the application of the legal holder of said Promissory Note, or either of them, it shall be lawful for the said grantor, or his successor in
trust, to enter into and upon and take possession of the premises hereby granted, or any part thereof, and receive all rents, issues and profits
thereof and, in his own name or otherwise, to file a bill or bills in any court having jurisdiction thereof equal to the said party of the first part
to sell, execute, administer and assign, to obtain a decree for the sale and conveyance of the whole or any part of the premises for the purposes herein
specified, by said party of the second part, as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any
such sale to first pay the costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the
second part, or person who may be appointed to execute this trust; and RESPONSIBLE Dollars attorney's and
solicitor's fees, and also all other expenses of the trust, including all moneys advanced for insurance, taxes and other liens or assessments, with interest
thereon at seven per cent per annum, then to pay the principal of said note, whether due and payable by the terms hereof or the option of the legal
holder thereof, and all interest due thereon, rendering the receipt if any, unto the said party of the first part, LEGAL and representatives or
assigns, on reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money

AND It is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to enforce this Trust
Deed, such court may at once upon application thereof appoint
receives, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same toward the payment of the
expenses and costs in such proceeding; and any remainder upon said indebtedness; and that said Receiver shall have the full power of attorney, and such
other power in the premises as to said Court shall seem proper.

AND said first party hereby agrees, that he will, in due season, pay all taxes and assessments on said premises, and will keep all things that
may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and for an amount that is exceed-
ing the amount of said indebtedness, as said second party, or the holder of said note, may from time to time direct, and will properly as per each policy
or policies of insurance to said party of the second part or further security for the indebtedness aforesaid. And in case of the refusal or non-
compliance of the first party thereto to insure, or assign the policies of insurance, or to pay taxes as aforesaid, said party of the second part or his successor in trust,
or the holder of said note, may procure such insurance, or pay such taxes, and all moneys thereon paid, with interest thereon at seven per cent per
annum, shall be and become to such additional indebtedness, secured to be paid by this Trust Deed.

WHEN The said note and all expenses accruing under this Trust Deed shall be fully paid, the said grantor or his successor or legal representatives
shall convey all of said premises containing unexpired term of the said grantee of COOK County, after receiving his reasonable charges
therefor to the grantor, or assigns, removal from said CHICAGO TITLE AND TRUST COOK COUNTY CHICAGO TITLE AND TRUST
MILDRED E. LA SOTA CHICAGO TITLE AND TRUST CHICAGO TITLE AND TRUST CHICAGO TITLE AND TRUST
The said grantor and trustee hereby agree, with like power and authority, as is hereby vested in said grantor, to agree that said grantor
shall pay all costs and attorney's fees incurred or paid by said grantor or the holder or holders of said note, in any suit in which either of them may be
adversely affected, by reason of being a party to this Trust Deed, or a holder of said note, and that the same shall be a lien on said premises, and
may be included in any decree enforcing the sale of said premises and taken out of the proceeds of any sale thereof.

WITNESSE, The hand 8 and seal 8 of the said grantor 8, this 26th day of September A.D. 1975
Martin Morganski (SEAL)
Linda Morganski (SEAL)

23 243 260

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State of Illinois
County of Cook

I, R. K. RICHARDS

a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify, That

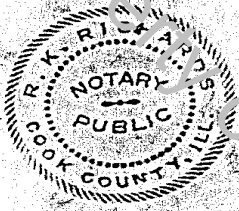
MARTIN W. MORGANSKI and LINDA MORGANSKI, his wife,

personally known to me to be the same person whose name is 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 2nd day of October A. D. 19 75

R. K. Richards

NOTARY PUBLIC



HIS INSTRUMENT PREPARED BY

JOHN J. KELLY
ATTORNEY AT LAW
1259 WEST 51ST STREET
CHICAGO, ILLINOIS 60609

COOK COUNTY
FILED

OCT 3 10 03 AM '75

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BOX 152

TRUST DEED

STATUTORY FORM
With Clause for Receiver and Insurance

MARTIN W. MORGANSKI and

LINDA MORGANSKI, his wife,

TO

MILDRED E. LA SOTA

TRUSTEE

BOX 152

UNIVERSITY PRINTING COMPANY 1415 EAST 17TH ST CHICAGO

END OF RECORDED DOCUMENT