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TRUST DEED

THIS INSTRUMENT Made NOVEMBER 13, 1975, between MARGARITA GARCIA, A SPINSTER,

herein referred to as "Mortgagor," and Harris Trust and Savings Bank,

600

WITNESSETH that the Mortgagor has granted, conveyed, and legal title to the hereinabove Note mentioned described in the Declaration of Covenants and Easements hereinafter referred to as "Mortgage," to the Trustee, who is both the Trustee and the Trustee's Successor, in full payment of the principal balance of the Note in the amount of TWENTY TWO THOUSAND & NO/100 (\$22,000.00) Dollars. The Mortgagor agrees to pay the said principal as an interest on the balance of the Note and remaining balance to the Trustee in equal monthly installments, with the first payment of principal and interest due on the 1st day of DECEMBER, 1975. All monthly payments on account of the principal balance of the Note shall be made on the 1st day of each month thereafter until such interest shall be paid in full.

All payments of principal and interest shall be made payable at such banking house or trust company in the City of Chicago, Illinois, as may be designated in the Note, or from time to time, in writing appointed, and in absence of such appointment, then at the office of Harris Trust and Savings Bank in Chicago.

The Mortgagor hereby agrees to pay the principal of the said promissory note and said interest in accordance with the terms, conditions and covenants of the said Mortgage and the performance of the covenants and conditions herein contained is the Mortgagee to be performed by the Trustee and the Trustee's Successor. The Mortgagor hereby acknowledges that she has received the sum of TWENTY TWO THOUSAND & NO/100 (\$22,000.00) Dollars in full payment of the principal balance of the Note and all of the interest thereon.

CITY OF CHICAGO COOK

The said MARGARITA GARCIA, A SPINSTER, is the owner of the said premises with a right of first refusal in the amount of one-half (1/2) of the said premises, to-wit: the North West corner of said lot 15.

TABLE 2:
The West 8 feet of the North 20 feet of Lot 15, Block 4, in Eastern Park being a 100' x 125' lot, the North West 17 1/2' being East of Plum Road of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, also the West 100' of the North West 1/4 of Section 30 also all of Section 30 lying South of Indian Boundary Line all in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also:
Easements appurtenant to and for the benefit of Parcel A set forth in the Declaration of Covenants and Easements dated September 22, 1961 and recorded October 16, 1961 as Instrument No. 18307195 as created by the deed from Mildred Devere to Pioneer Trust and Savings Bank Trust Number 13419 dated December 21, 1961 and recorded June 4, 1962 as Document No. 18391651 for the benefit of ingress and egress in Cook County, Illinois.

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LEGAL DESCRIPTION ATTACHED.

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

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purpose, and for the use and benefit of the Mortgagee, in hereby expressly release and waive:

IT IS FURTHER UNDERSTOOD AND AGREED THAT

1. Mortgagee shall promptly repair, replace or rebuild any buildings or improvements now or hereafter on the premises which may be damaged or destroyed, it shall keep said premises in good condition and repair, without waste and free from mechanical or other defects of all kinds...

2. Mortgagee shall pay before any benefits attached all general taxes, and shall pay special taxes, special assessments, water charges, sewer charges and other charges against the premises when due and shall upon written request, furnish to Trustee or to holders of the Note sufficient receipts therefor...

3. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire and all other risks of destruction as the holders of the Note may require under policies requiring payment by the insurance companies of money...

4. If these Mortgagee shall fail to perform any covenants herein contained, Trustee or the holders of the Note may, but need not, make any repairs or improvements and all expenses required of Mortgagee in any form and manner deemed appropriate and may, but need not, make full or partial payment of principal or interest on the mortgage, if any, and if such discharge, completion or satisfaction of any tax lien or other lien or title or other interest in or claim on the premises...

5. The Trustee or the holders of the Note hereby authorized making any payment hereby authorized relating to taxes or assessments, may do so by paying to any bill, statement or estimate presented from the appropriate public office without receipt from the account of such bill, statement or estimate or from the holder of any tax assessment, said estimate, tax lien or title or claim thereon.

6. Mortgagee shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the time of the maturity of the Note, and without notice to Mortgagee, all unpaid indebtedness accrued by the Trust hereon shall constitute a debt due to the Note and shall be paid to the Trustee, become due and payable as in the case of default for ten days in making payment of any installment of principal or interest on the Note, or in the case the undersigned shall, without the prior written consent of the holder or holders hereof, retain such rights and shall have the real estate subject to said lien, debt or other interest, thereon or income thereon or any other interest or right which might be or may be attached to the premises or the proceeds of any such interest or other interest, whether or not actually commencing, in all preparations for the defense of any indebtedness or proceeding which might affect the premises or the proceeds thereof, whether or not actually commencing.

THIS INSTRUMENT WAS PREPARED BY G. JAMES HARRIS TRUST AND SAVINGS BANK 111 West Monroe Street, Chicago, Illinois

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The proceeds of this loan shall be distributed and applied in the following order of priority: First, to pay all interest due on the loan; second, to pay all taxes, assessments and insurance premiums required by the Note; and third, to pay the principal of the loan.

The Trustee shall have the right to appoint a receiver for the premises and to take possession of the same if the mortgagor fails to pay the interest due on the loan for a period of thirty days after the date of maturity of the loan.

The Trustee shall have the right to sell the premises and to apply the proceeds of such sale to the payment of the loan and to the payment of the interest due on the loan.

The Trustee shall have the right to sue for the principal of the loan and for the interest due on the loan.

The Trustee shall have the right to release the mortgagor from the premises if the mortgagor pays the principal of the loan and the interest due on the loan.

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Margarita Garcia
MARGARITA GARCIA

STATE OF ILLINOIS }
County of Cook }
I, Notary Public, do hereby certify that the foregoing instrument was duly executed by MARGARITA GARCIA, a spinster, on this 15th day of November, 1975, at Chicago, Illinois.



NOV 18 11 03 AM '75

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN TO SHOW THE TRUST DEED IS FILED FOR HIM.

The instrument Note mentioned in the within Trust Deed has been identified with the other identification No. 11111
HARRIS TRUST AND SAVINGS BANK, Trustee
By *Margaret C. Rossemann*
Notary Public

HARRIS TRUST AND SAVINGS BANK
111 FEDERAL BANK BUILDING
CHICAGO, ILLINOIS

END OF RECORDED DOCUMENT