

UNOFFICIAL COPY

Property of Cook County

TRUST DEED AND NOTE 24 004 962

THIS INDENTURE WITNESSETH, that the undersigned Grantors, of Chgo., 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 the Grantee, FORT DEARBORN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation of the United States of America, of the 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 12 in block 4 in W. F. Kaiser and Company's Irving Park Boulevard Subdivision being a Subdivision of the North 20 acres (except South 47.3 feet thereof) of that part lying South of Indian Boundary Line of fractional East half of fractional North East quarter of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

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Clerk's Office

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SEE ATTACHED LEGAL

herely 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 following obligation, to wit:

\$ 1,468.56 July 5, 1977
for value received we promise to pay to the order of FORT DEARBORN FEDERAL SAVINGS AND LOAN ASSOCIATION
a corporation of the United States of America, the sum of One Thousand Four Hundred Sixty Eight and 100/100
at the office of the legal holder of this instrument and interest on the balance of principal remaining from time to time due
at the rate of 12 per cent per annum, such principal sum and interest to be payable in installments as follows:
\$61.19 Dollars on the 1st day of August, 1977 and
\$61.19 Dollars on the 1st day of each and every month thereafter until said Note is fully paid

except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of July, 1977.
all such payments on account of the indebtedness evidenced by this Note to be applied first to accrued and unpaid interest on
the unpaid principal balance and the remainder to principal; the portion of each of said installments constituting principal,
to the extent not paid when due, to bear interest after the date of payment thereof, at the rate of seven per cent per annum.

GRANTORS agree and covenant to pay said indebtedness and the interest thereon, as herein provided; and to pay all
taxes and assessments upon said property when due; to keep the buildings thereon insured to their full insurable value, and to
promptly repair or restore, or rebuild any buildings now or hereafter on the property which may become damaged or be destroyed
to pay all prior incumbrances and the interest thereon as the same may become due; and to keep the property tenantable and
in good repair and free of liens.

IN THE EVENT of failure of Grantors to pay the taxes or assessments, or to so insure or to pay the prior incumbrances
or the interest thereon when due, Grantee may procure such insurance, or pay such taxes or assessments, or discharge
purchase any tax lien or title affecting said property, or pay all prior incumbrances and the interest thereon from time to time
as such becomes due; and all money so paid, the Grantors agree to repay immediately without demand, and the same less
interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereunder.

IN THE EVENT of a breach of any of the aforesaid agreements or covenants the whole of said indebtedness, including
principal and all earned interest shall, at the option of Grantee, without notice, become immediately due and payable, and with
interest thereon from the 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 said indebtedness had then matured by express terms.

IT IS AGREED by the Grantors that all expenses or disbursements paid or incurred in behalf of Grantee in connection with
the foreclosure hereof - including but not limited to, reasonable attorneys fees, court costs, court reporters fees, publication
expenses, title costs - shall be paid by Grantors; and the like expenses and disbursements, occasioned by any suit or
proceeding wherein the Grantee, as Trustee, or the holder of the indebtedness hereunder may be a party, shall also be paid by
the Grantors. All such expenses or disbursements shall be an additional lien upon said premises and shall be taxed as costs
and included in any decree that may be rendered in such foreclosure proceedings. The Grantors, for said Grantors, and for the
heirs, executors, administrators and assigns of said Grantors, waive all rights to possession of, and income from, said property
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 said Grantors, or to any party claiming under said Grantors,
appoint a receiver to take possession or charge of said property with power to collect the rents, issues and profits of said property.

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

Witness our hands and seals this 5th day of July A.D. 1977

x Ether W. Barber (SEAL) _____ (SEAL)
x Walter L. Barber (SEAL) _____ (SEAL)

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Property of County Clerk's Office

STATE OF Illinois }
Du Page }
County, }
1977 JUL 8 AM 5 57
JUL 13 1977 William Kosmick
A Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that Esther Alfreda Barker and
Walter L. Barker



personally known to me to be the same person whose name(s) _____
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 5th
day of July A.D. 1977

William Kosmick
Notary Public.

My Commission expires 12-4 1979

Trust Deed and Note
TO
FORT DENISON FEDERAL SAVINGS & LOAN ASSOC.
6942 WEST BELMONT AVE.
CHICAGO, ILLINOIS 60634

Prepared by
J. William Kosmick
684 W Belmont
Chicago Ill



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