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25459362

This Indenture Witnesseth, That the grantor HUBERT GRANE JR.

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of Three Hundred Thousand and 00/100 Dollars
in hand paid, CONVEY and WARRANT to CAPITOL BANK OF CHICAGO
4801 W. Fullerton Ave., of the City of Chicago County
COOK and State of Illinois the following described real estate, to-wit:

All that part of the South West 1/4 of Section 16, Township 39 North,
Range 13 East of the Third Principal Meridian, Bounded and described
as follows: Commencing at the point of intersection of A Line drawn 25.00 feet
(measured perpendicularly) northerly of and parallel with the
Southernly line of a strip of land described in document number
3049095 with a line drawn 107.00 feet (measured perpendicularly)
East of and parallel with the West line of the South West 1/4 of said
Section 16; thence north 0 degrees 28 seconds west along the last
described parcel line, 126.253 feet to the point of intersection with
the Northerly line of the aforesaid strip of land described in said Document
Number 3049095; thence south 82 degrees 23 minutes 50 seconds East along said
Northerly line 680.819 feet; thence South 7 degrees 36 minutes 10 seconds West
along a line perpendicular to said Northerly line, 125.00 feet to the point of
Intersection with the aforesaid Line drawn 25.00 feet (measured perpendicularly)
Northerly of and parallel with the Southernly line of said strip of land described
in Document Number 3049095; thence North 82 degrees 23 minutes 50 seconds West
along said parallel line, 663.13 feet to the point of beginning, all in Cook County, Ill.
situated in the City of Chicago County of COOK State of Illinois

hereby releasing and waiving all rights under and by virtue of the Home Land 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 HUBERT GRANE JR. Grantor
herein is justly indebted upon HIS Promissory Note, bearing even date herewith, payable to the order of

CAPITOL BANK OF CHICAGO, 4801 W. Fullerton Ave., Chicago, Illinois 60639.

The principal amount of \$300,000.00.

Note, If default be made in the payment of the said HIS 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 waste, 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 cases the whole of the principal
sum and interest, secured by the said HIS 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 either enter upon and take possession of the premises hereby granted, or any part
thereof, and to collect 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 against the said party of the first part, HIS heirs, executors, administrators and assigns, to obtain a
decree for the sale and conveyance of the whole or any part of said 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
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 REASONABLE Dollars attorney's and solicitor's fees, and also all other expenses of
this 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 thereof or the option of the legal holder thereof, and all interest
due thereon, rendering the overplus, if any, unto the said party of the first part, HIS legal 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 foreclose this
Trust Deed, such court may at once upon application therefor, appoint CAPITOL BANK OF CHICAGO or any
suitable person, receiver, 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 receiver, 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
buildings 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 not exceeding the amount of said indebtedness, as said second party, or the holder of said note may from time to time direct,
and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness aforesaid.
And in case of the refusal or neglect of said party of the first part 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 thus paid, with interest thereon at seven per cent per annum, shall be and become so much 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 re-convey all of said premises remaining unsold to the said grantor or HIS heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said COOK County, or other inability
to act of said grantor then CAPITOL BANK OF CHICAGO

of said COOK COUNTY is hereby appointed and made successor in trust herein, with like power and authority, as is hereby
vested in said grantor. It is agreed 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 plaintiff or defendant, 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 ordering the sale of said premises
and taken out of the proceeds of any sale thereof.

Witness: The hand and seal of the said grantor, this 7 day of December A.D. 1979

X Hubert Grane Jr. (SEAL)
X _____ (SEAL)

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Sheldon Bernstein
1980 MAY 16 AM 11 23

NOTARY PUBLIC
COOK COUNTY

MAY-16 08 138726 • 25459362 • A — Rec

12.00

State of Illinois

SS.

County of Cook

Sheldon Bernstein

A NOTARY

_____ in and for said County, in the
State aforesaid, Do Hereby Certify, That _____

HUBERT GRANE JR.

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 he signed, sealed and delivered the said instrument
as HIS 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 _____ NOTARY seal, this
17th _____ day of _____ December _____ A. D. 1979

Sheldon Bernstein
NOTARY PUBLIC
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES _____
ISSUED THROUGH ILLINOIS

12.00 E



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TRUST DEED

STATUTORY FORM

With Clauses for Receiver and Insurance

HUBERT GRANE JR.

TO

CAPITOL BANK OF CHICAGO

4801 W. Fullerton Ave.
Chicago, Illinois 60639

Prepared by: Marge Campanella

MAIL TO:

CAPITOL BANK OF CHICAGO
4801 W. Fullerton Ave.
Chicago, Illinois 60639

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ALTA 1970 OWNERS FORM

SCHEDULE A

Number	Date of Policy	Amount of Insurance
67 03 798	AUGUST 28, 1979	\$130,200.00

1. Name of Insured.

HUBERT GRANE, JR.

2. The estate or interest in the land described herein and which is covered by this policy is:

Fee Simple

3. The estate or interest referred to herein is at Date of Policy vested in the Insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

ALL THAT PART OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 25.00 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF A STRIP OF LAND DESCRIBED IN DOCUMENT NUMBER 3049095 WITH A LINE DRAWN 107.00 FEET (MEASURED PERPENDICULARLY) EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 16; THENCE NORTH 0 DEGREES 28 SECONDS WEST ALONG THE LAST DESCRIBED PARCEL LINE, 126.253 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE AFORESAID STRIP OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 3049095; THENCE SOUTH 82 DEGREES 23 MINUTES 50 SECONDS (CONTINUED)

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OWNERS ADDED PAGE

Form 1835

(Schedule A continued)

EAST ALONG SAID NORTHERLY LINE 680.869 FEET; THENCE SOUTH 7 DEGREES 36 MINUTES 10 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID NORTHERLY LINE, 125.00 FEET TO THE POINT OF INTERSECTION WITH THE FORESAID LINE DRAWN 25.00 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID STRIP OF LAND DESCRIBED IN DOCUMENT NUMBER 3049095; THENCE NORTH 82 DEGREES 23 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE, 663.13 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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END OF RECORDED DOCUMENT