

THIS INSTRUMENT PREPARED BY. CAROL A. CUERINO
6840 West Belmont Ave., Chgo.
TRUST DEED AND NOTE

HIL 4-102

25461040

THIS INDENTURE WITNESSETH, that the undersigned as Grantors of Chicago, 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:

THIS LEGAL IS ATTACHED TO AND MADE PART OF THIS TRUST DEED AND NOTE

UNIT NO. 1806 as delineated on Survey of Lots 1 to 8, both inclusive, in Winston's Pine Street Subdivision of part of Block 54 in Kinzie's Addition to Chicago according to the map of said Subdivision recorded March 18, 1890 in Book 42 of Plats, Page 4 as Document No. 1236447 in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; and also: The North 8 feet of that part of Lot "A" in Lill's Chicago Brewery Company's Subdivision of Block 54 in Kinzie's Addition to Chicago aforesaid which lies South of and adjoining the South line of said Lot 8 and West of the East line extended South of said Lots 1 to 8, both inclusive, in Winston's Pine Street Subdivision in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Amalgamated Trust and Savings Bank, as Trustee, under Trust Agreement dated June 15, 1977, and known as Trust No. 777, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 24159127, together with an undivided .178 % in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the said Declaration of Condominium and Survey).

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Property of Cook County Clerk's Office

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 following obligation, to wit: \$ 17,100.00 May 10 19 80

for value received we promise to pay to the order of FURT DEARBORN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation of the United States of America, the sum of Seventeen Thousand One Hundred and no/100 \$17,100.00 at the office of the legal holder of this instrument and interest on the balance of principal remaining from time to time unpaid at the rate of 10 per cent per annum, such principal sum and interest to be payable in installments as follows: One Hundred Forty two and 50/100ths Dollars on the 15th day of June 19 80, and \$142.50

Dollars on the 15th 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 15th day of May 19 80 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; and 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 or 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 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 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 their heirs, executors, administrators and assigns of said Grantors, waive all rights to possession of, and income from, said property 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 10th day of May A.D. 19 80 (SEAL) (SEAL) (SEAL) (SEAL)

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UNOFFICIAL COPY

1980 MAY 13 PM 2 02

STATE OF Illinois
Cook County,

Carol A. Guarino



a Notary Public, in and for, and residing in said County, in the State/aforesaid,
do hereby certify that LEAH P. HARRIETT, DIVORCED AND
WIDOW 25461040 10.15
personally known to me to be the same person whose name(s) 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 a
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 16th
day of May A.D. 1980

Carol A. Guarino
Notary Public.

My Commission expires June 4 1981

Trust Deed and Note
TO

11.00

25461040



#HIL 4-102
Mail To:

1401 DEARBORN FEDERAL SAVINGS & LOAN ASSN
6842 WEST BELMONT AVE
CHICAGO, ILLINOIS 60634

END OF RECORDED DOCUMENT