

# UNOFFICIAL COPY

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25677095

## TRUST DEED (MORTGAGE)

THIS INSTRUMENT, dated June 4, 19 80, between Walter Shelton  
and Addie Shelton  
of the City of Chicago, County of Cook, State of Illinois  
(hereinafter called the "Grantors") and CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national  
banking association doing business in the City of Chicago, County of Cook, State of Illinois (hereinafter, together with its successors and assigns,  
called the "Trustee");

### WITNESSETH:

WHEREAS, pursuant to the provisions of a certain Retail Installment Contract (hereinafter called the "Contract"), of even date herewith,  
between the Grantors and Home of Vinyl, as Seller, the Grantors are justly indebted  
in the sum of Fifty one hundred eleven and 28/100 Dollars to the legal  
holder of the Contract, which indebtedness is payable at the offices of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY  
OF CHICAGO, 231 South La Salle Street, Chicago, Illinois 60693 in 36 successive monthly installments, each of \$ 141.98  
except for a final installment of \$ \_\_\_\_\_, commencing 30 days after the Completion Date provided for in the Contract,  
and on the same date of each month thereafter until paid in full;

NOW, THEREFORE, to secure the payment, in accordance with the provisions of the Contract, of said indebtedness, and the performance  
of all other covenants, agreements and obligations of the Grantors under the Contract and hereunder, the Grantors hereby CONVEY and WAR-  
RANT to the Trustee the following described real estate (hereinafter called the "premises") situated in the  
City of Chicago, County of Cook, State of Illinois, to wit:

The North 1/4 of lot 31 and all of lot 32 in Block 1 in the Subdivision  
of the East 1/4 of the South East 1/4 of the South West 1/4 of Section 4,  
Township 39 North, Range 13, East of the Third Principal Meridian,  
in Cook County, Illinois.

together with all improvements, tenements, easements, fixtures and appurtenances now or hereafter thereon belonging, including all heating, air-  
conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, and all rents, issues and profits thereof or therefrom;  
hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Illinois.  
The Grantors covenant and agree: (1) to pay said indebtedness, and all other amounts that may be payable under the Contract, as pro-  
vided in the Contract or according to any agreement extending the time of payment; (2) to pay, before any penalty attaches, all taxes and assess-  
ments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after any destruction or damage, to rebuild or  
restore all buildings and improvements on the premises that may have been destroyed or damaged; (4) that waste to the premises shall not be  
committed or suffered; (5) to keep all buildings and other improvements now or hereafter on the premises insured against such risks, for such  
amounts and with such companies and under such policies and in such form, all as shall reasonably be satisfactory to the legal holder of the Contract  
and Contract, which policies shall provide that loss thereunder shall be payable first to the holder of any prior encumbrance on the premises and  
second to the Trustee, as their respective interests may appear, and, upon request, to furnish to the Trustee or to the legal holder of the Contract  
satisfactory evidence of such insurance; and (6) to pay, when due, all indebtedness which may be secured by any prior encumbrance on the  
premises.

The Grantors further agree that, in the event of any failure so to insure, or pay taxes or assessments, or pay the indebtedness secured by  
any prior encumbrances, either the Trustee or the legal holder of the Contract may, from time to time, but need not, procure such insurance,  
or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting the premises, or pay the indebtedness secured by any prior  
encumbrances on the premises; and the Grantors agree to reimburse the Trustee or the legal holder of the Contract, as the case may be, upon  
demand, for all amounts so paid and the same shall be so much additional indebtedness secured hereby.

The Grantors further agree that, in the event of a breach of any of the aforesaid covenants or agreements, or of any covenants or agree-  
ments contained in the Contract, the indebtedness secured hereby shall, at the option of the legal holder of the Contract, without demand or  
notice of any kind, become immediately due and payable and shall be recoverable by foreclosure hereof, or by suit at law, or both, to the same  
extent as if such indebtedness had been matured by its express terms.

The Grantors further agree that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure  
hereof (including reasonable attorney's fees, outlays for documentary evidence, stenographers' charges and cost of procuring or completing  
abstract showing the whole title of said premises embracing foreclosure decrees) shall be paid by the Grantors; and the like expenses and disburse-  
ments, occasioned by any suit or proceeding wherein the Trustee or the legal holder of the Contract, as such, may be a party, shall also be paid  
by the Grantors. All such expenses and disbursements shall be an additional lien upon the premises, and shall be taxed as costs and included in  
any decree that may be rendered in such foreclosure proceedings; which proceedings, whether decree of sale shall have been entered or not, shall  
not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorneys' fees, have been  
paid. The Grantors, for the Grantors and for the heirs, executors, administrators, successors and assigns of the Grantors, waive all right to the  
possession of and income from the premises pending such foreclosure proceedings, and agree that, upon the filing of any complaint to foreclose  
this Trust Deed, the court in which such complaint is filed may at once, and without notice to the Grantors, or to any party claiming under the  
Grantors, appoint a receiver to take possession or charge of the premises with power to collect the rents, issues and profits of the premises.

The Trustee shall, upon receipt of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid; and  
the Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after the maturity thereof,  
produce and exhibit to the Trustee the Contract, representing that all indebtedness secured hereby has been paid, which representation the  
Trustee may accept as true without further inquiry.

The lien of this Trust Deed is subject and subordinate to the lien of any prior encumbrance of record on the premises.  
The term "Grantors" as used herein shall mean all persons signing this Trust Deed and each of them, and this Trust Deed shall be jointly  
and severally binding upon such persons and their respective heirs, executors, administrators, successors and assigns.

All obligations of the Grantors, and all rights, powers and remedies of the Trustee and the holder of the Contract, expressed herein shall be  
in addition to, and not in limitation of, those provided in the Contract or by law.

WITNESS, the hand(s) and the seal(s) of the Grantors as of the day and year first above written.

Walter Shelton (SEAL) Addie Shelton (SEAL)  
\_\_\_\_\_  
(SEAL) (SEAL)

This instrument prepared by:

George E. Schwertfeger 231 S. LaSalle St., Chicago, Illinois 60693  
\_\_\_\_\_  
(Name and Address)

UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF Cook )

1980 JUN 21 10 12 AM  
RECORDED  
COOK COUNTY ILLINOIS

I, a Notary Public in and for the State and County aforesaid, do hereby certify that WALTER AND ADDIE SHELTON 10.00  
Walter Shelton and Addie 9842-880 372937 25677095  
personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me on this day  
in person, and acknowledged that he (she, they) signed and delivered said instrument as his (her, their) free and voluntary act for the  
purposes therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and official seal this 4th day of June, 19 80

My Commission Expires:  
My Commission Expires Dec. 23, 1981

*Howard A. Bell*  
Notary Public



Property of Cook County Clerk's Office

10.00 E

25677095

CONTINENTAL ILLINOIS NATIONAL BANK  
CONSUMER CREDIT DIVISION 2627  
23 SOUTH LA SALLE STREET, CHICAGO, ILL. 60606

C. Hill



END OF RECORDED DOCUMENT