

25114302

TRUST DEED

NO. 101NW

This Indenture WITNESSETH, That the Grantor is _____

 MATTHIAS RICHORN, JR. and FRANCES L. RICHORN, his wife

 of the City of Chicago County of Cook and State of Illinois
 for and in consideration of the sum of Fifty-three Hundred Sixty-four and 60/100 Dollars
 in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
 of the City of Chicago County of Cook and State of Illinois
 and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements
 herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing ap-
 paratus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
 in the City of Chicago County of Cook and State of Illinois, to-wit:

 (See legal attached)

Lot 12 in Block 2 in Volk Brothers' Montrose and Oak Park Avenue
 Subdivision in the South half of Section 18, Township 40 North,
 Range 13, East of the Third Principal Meridian North of the
 Indian Boundary Line, lying East of the West 332.4 feet (except
 that part conveyed to the Chicago Terminal Company by warranty
 deed recorded May 16, 1892 as Document 2686698) and its (except
 that part of said Lot 12 described as follows: Beginning at the
 most Easterly corner of said Lot 12, being also the Southerly line
 of Montrose Avenue, thence Northwesterly along the Northwesterly
 line of Lot 12, 39.37 feet to a point of curve, said curve being a
 convex to the Northeast and having a radius of 65 feet; thence
 Northwesterly 30.16 feet (chord measurement) to a point in said
 curve; thence Southwesterly 132.7 feet to the angle corner of
 said Lot 12; thence Southeasterly along the Southwesterly line of
 Lot 12, 9.94 feet to the most Southerly point of said Lot 12;
 thence Northeasterly along the Southeasterly line of Lot 12, 125
 feet to the point of beginning), all in Cook County, Illinois,
 commonly known as 6701 W. Montrose Ave., Chicago, Ill.

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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 covenants and agreements herein.
WHEREAS, The Grantors MATTHIAS RICHGORN, JR. and FRANCES L. RICHGORN, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
NORTHWEST NATIONAL BANK OF CHICAGO
for the sum of Fifty-three Hundred Sixty-four and 60/100 dollars (\$5364.60)
payable in 59 successive monthly instalments each of \$89.41 AND A final
instalment which shall be equal to or less than the monthly instalments due
on the note commencing on the 15th day of July, 1979, and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or
according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises
and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises
that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on
said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder
of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee,
which policies shall be left and remain with the said Mortgagees or Trustees until the indebtedness is fully paid; (6) to pay all prior incumbrances,
and the interest thereon, at the time or times when the same shall become due and payable.
In THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder
of said indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor... agrees... 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 covenants or agreements the whole of said indebtedness, including principal and all earned interest,
shall at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from 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 all of said indebtedness had then matured by
express term.
It IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-
of including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole
title of said premises embracing foreclosure decree shall be paid by the grantor... and the like expenses and disbursements, occasioned by any suit or pro-
ceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor... All such expenses
and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure
proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... for said grantor... and for the heirs, executors, administrators
and assigns of said grantor... waives... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees... 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 the said grantor... or to any party
claiming under said grantor... appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said
premises.

In THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then
August G. Merkel of said County is hereby appointed to be first successor in this trust; and if for
any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second
successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to
the party entitled, on receiving his reasonable charges.

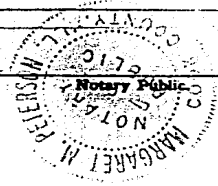
Witness the hand and seal of the grantor this 14th day of August, A. D. 1979
(Matthias Richgorn, Jr.) (SEAL)
(Frances L. Richgorn) (SEAL)

State of Illinois }
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
MATTHIAS EICHHORN, JR. and FRANCES L. EICHHORN, his wife

personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness under my hand and Notarial Seal, this 16th
day of August A. D. 1979



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1979 AUG 23 AM 11 07

Box No. 246

Trust Deed

MATTHIAS EICHHORN, JR. and
FRANCES L. EICHHORN, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

M. J. DeWitt
Northwest National Bank of Chicago
3985 North Milwaukee Avenue
Chicago, Illinois 60641

25114302

END OF RECORDED DOCUMENT