

UNOFFICIAL COPY

TRUST DEED

NO. 101NW

26512382

This Indenture, WITNESSETH, That the Grantor EARLINE JAMES, A widow

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Nineteen Hundred Ten & 16/100 Dollars
is and 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 appurtenances and fixtures, and everything appertaining 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:
Lot 44 in Block 5 in Humboldt Park Residence Assn. subdivision
of the Southwest quarter of the Northeast quarter of Section 1,
Township 39 North, Range 13, East of the Third Principal Meridian,
in Cook County, Illinois, commonly known as 2610 W Crystal St.
Chicago Il.

26512382

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 Grantor EARLINE JAMES, A widow
justly indebted upon her one principal promissory note bearing even date herewith, payable
M. WALTER & CO., for the sum of Nineteen Hundred Ten & 16/100 Dollars
(\$1910.16)
payable in 36 successive monthly instalments each of \$53.06 due
on the note commencing on the 26th day of March 1983 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
which may have been destroyed or damaged; (3) to waive to said premises shall not be committed or suffered; (4) to keep all buildings or improvements on said premises
and the premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies, and (5) to the holder
of the first mortgage on the premises, to pay all taxes and assessments first, to the first Trustees or Mortgagors.

which policies shall be left and remain with the holder of the first mortgage until the indebtedness is full paid; (6) to pay all prior incumbrances
and the interest thereon, at the time or times when the same shall become due and payable, to the holder of the first mortgage, and
in the Event of failure so to insure, or pay taxes or assessments, or prior incumbrances or the interest thereon when due, the grantor... agrees... to pay immediately without demand, and
of and in addition to the amount so unpaid, plus such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
the amount so unpaid, plus such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
the same with interest thereon from the date of payment at seven per cent, per annum, plus an 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 accrued interest,
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the time of such breach, at
such rate, per annum, shall be recoverable by foreclosure thereof, or by suit at law, both the same as if all of said indebtedness had then matured by
express terms.

It is AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof,
including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole
title of property embracing foreclosed property shall be paid by the grantor...; and the like expenses and disbursements, occasioned by sale or proceedings
concerning the grantor's interest of any part of said premises, as well 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 recovered which may be rendered in such foreclosure
proceedings; whether decree of sale shall have been entered or not, shall not be discontinued, nor a stay 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 grantee and their administrators
upon the filing of any bill to foreclose this Trust Deed, the court to whom such bill is filed, may at once and without notice to the said grantor..., or to any person
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 to act, then
Thomas E. Larsen, 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 the 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 10th day of February A.D. 1983

Earline James

(SEAL)

(SEAL)

(SEAL)

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State of Illinois
County of Cook } ss.

I, Edwin B. Hanson

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
EARLINE JAMES, A widow

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 she signed, sealed and delivered the said instrument as her 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 10th
day of February A.D. 19 83

Edwin B. Hanson

Notary Public

Commission Expires APRIL 7, 1985

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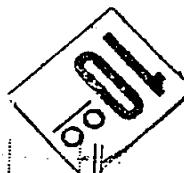
Trust Deed

Box No 216

EARLINE JAMES, A widow

TO

JOSEPH DEZONNA, Trustee



THIS INSTRUMENT WAS PREPARED BY:

L. J. LAMOTTE

Northwest National Bank of Chicago,
3985 North Milwaukee Avenue
Chicago, Illinois 60641

REC'D BY

0442R

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END OF RECORDED DOCUMENT