

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

to and paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
of the City of Chicago, County of Cook, and State of Illinois

and to the successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements
herein, with the following described real estate, with the improvements thereon, including all heating, gas and plumbing appa-
ratus 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:

Lot 44 in Block 5 in Humbolt 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 Ill.

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 1933 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 provided, on
demand; (2) To pay prior to the first day of June in each year, all taxes and assessments on said premises, and on demand to exhibit receipts therefor; (3) Within sixty days after destruction or damage to rebuild or restore all buildings or improve same 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 on said premises
and premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies to be selected by 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 Mortgagee or Trustee 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.

IN THE EVENT of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or pay
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 accrued 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 terms.

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 grantor 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
proceeding; 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 grantor, or of his refusal or failure 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 second
successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantor or his successor in trust, shall release said premises to
the party entitled, on receiving his reasonable charge.

Witness the hand.. and seal... of the grantor... this 10th day of February, A. D. 1933

Earline James (SEAL)
(SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

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.

Given under my hand and Notarial Seal, this 10th
day of February A. D. 19 83

Edwin B. Hanson

Notary Public

My Commission Expires April 7, 1985



26512382

1983 FEB 18 AM 10 20

FEB-18-83 7 12 20 26512382 10.00

Box No 215

Trust Deed

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

26 512 382

0442R

30230165

END OF RECORDED DOCUMENT