

Property of Cook County

This instrument was prepared by Mary Lou Dee, L. Paul Federal Savings & Loan Assn. of Chgo. 6700 W. North Ave. Chicago, Illinois 60615

TRUST DEED AND NOTE 26914738

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... her good and valuable considerations, in hand paid, convey and warrant to the Grantee, ST. PAUL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, 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: LOT 69 IN HOGENSON'S 3RD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 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.

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: \$4,329.80 December 30, 1983

for value received we promise to pay to the order of ST. PAUL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, a corporation of the United States of America, the sum of Four Thousand Three Hundred Twenty Nine & 16/100 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 15.5 per cent per annum, such principal sum and interest to be payable in installments as follows: Seventy Two and 16/100 Dollars on the 1st day of February 1984 and Seventy Two and 16/100 Dollars on the 1st 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 1st day of January 1984

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; 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 liens 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 interest 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, for 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 attorney's fees, court costs, court reporter's 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 pending such foreclosure proceedings, and agree 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 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 his refusal or failure to act, then the acting Receiver 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 30th day of December A.D. 1982

(SEAL) John H. Williams (SEAL) James Selma Williams

26914738



UNOFFICIAL COPY

Property of

STATE OF Illinois

Joseph R. Liptak

DuPage County, Illinois

do hereby certify that John H. Williams & James Selma Williams

26914738 A Williams 10.00

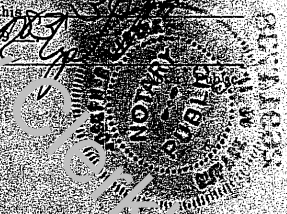
personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their

in a 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 seal of office this DECEMBER day of 1984

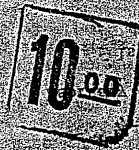
5 JAN 84 9:58

My Commission expires April 1984



Trust Deed and Note

H. 151-733525-8  
Property Address: 1148 N. Lockwood  
Chicago, Illinois  
60651



MAIL TO  
ST. PAUL FEDERAL SAVINGS AND  
LOAN ASSOCIATION of Chicago  
100 West North Ave.  
CHICAGO, ILLINOIS 60610

26914738

*Handwritten signature/initials*

END OF RECORDED DOCUMENT