

FOR USE OF COUNTY RECORDER OR REGISTRAR OF TITLES

Modern Law Form
NO. 218

TRUST DEED

26349550

CARL W. KOEB, divorced and not since remarried Grantor,
of the City of Chicago, County of Cook, State of Illinois, in
consideration of the sum of Two Thousand Seven Hundred Thirty and 60/100 Dollars
(\$ 2,730.60) the receipt of which is hereby acknowledged, and to secure the payment of a
certain promissory note of even date herewith, payable to Bearer, ~~as follows~~ in the order of
Nancy Berman in accordance with the terms described in said note.

Conveys and Warrants to NANCY BERMAN Trustee,
of the City of Chicago, County of Cook, State of Illinois, all
title and interest in the following described real estate:

Lot 70 and 71 in Eugene E. Prussing's addition to Lake View being
a subdivision of the North 1/2 of the Northeast 1/4 of the North east
1/4 of section 30 Township 40 North Range 14 east of the Third Principle
Meridian (except the East 7 acres) in Cook County Illinois

situate in the City of Chicago, County of Cook, State of Illinois,
hereby releasing and waiving all rights under and by virtue of the Home Loan Laws of the State
of Illinois, in trust for the following uses and purposes:

It is agreed that if default be made in the payment of said note, either of the principal payment or interest, or if
the grantor shall fail to pay taxes levied when due, commit or permit waste, or shall breach any other provision herein pro-
vided, in such event and immediately without notice to the Grantor, at the option of the holder thereof, said note shall become
due and payable, and the Trustee or the holder of the note secured hereby, shall have the right to institute foreclosure pro-
ceedings for the appointment of a Receiver to collect the rents and income from said premises, and to obtain a decree for a
sale thereof, and from the proceeds of such sale to first pay court costs, costs of advertising and publication, title contin-
uation costs, Master's fees, reasonable attorney's fees, and other expenses of such proceeding; all sums advanced for the
payment of taxes, insurance or other liens, with interest thereon at the rate of 7% per annum; then to pay the principal of
said note and interest due thereon; and the balance then remaining to be paid to the Grantor. It shall not be the duty of
the purchaser to see to the application of the purchase money. If the proceeds of the sale shall be insufficient to pay the
aforesaid, a deficiency may be entered against the Grantor.

The Receiver appointed by the Court, shall be vested with all the powers and duties of a receiver, including the right
to take possession of said premises, collect rents and income both during the pendency of the foreclosure proceedings, and
following the entry of a decree and until the expiration of the period of redemption.

Grantor shall maintain in force insurance against loss by fire of said premises, and casualty loss thereto, and shall
deposit policies of insurance, and evidence of payment of the premiums thereon, with the holder of said note. Such policies
shall contain loss payable clauses in favor of the Trustee as his interest may appear; and Grantor agrees in the event of a
loss by fire or casualty, the holder of said note shall have the right to compromise and collect for such loss in the name and
stead of Grantor, and to apply the proceeds therefrom to the indebtedness on said note which shall, at the holder's option
become due and payable. If Grantor shall fail to maintain insurance in the amount of the indebtedness, the holder of the
note shall have the right to place such insurance, and the cost thereof shall be an additional indebtedness under said note.

In the event of the inability/refusal of the Trustee herein named to act, or upon his removal from the County
of Cook, Bennett I. Berman
is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and
be binding upon their heirs, legal representatives and assigns.

Upon the payment of said note according to the tenor thereof, and the performance of the
covenants herein contained, and unless said premises are sold by court decree for a breach hereof,
Grantee shall upon demand furnish Grantor with a Deed reconveying said premises. Whether
there shall be more than one party as Grantor or Trustee, the terms "Grantor" and "Trustee"
may be used.

Witness hand and seal this 11th day of Sept. 1962

(SEAL) Carl W. Koeb (SEAL)

(SEAL) (SEAL)

(OVER)

1962
MAY 11

26349550

THIS DOCUMENT PREPARED BY:

() Mail to: BENNETT I. BERMAN
1840 E. 60TH STREET
CHICAGO, ILL. 60616
() Office of the Recorder, Box No. _____
() Mail Tax bills to: _____

Name(s) and Address(es) of Transferee(s)
1703 W. FLETCHER
CHICAGO, ILL. 60657
Address of the Property

NOT A PART OF THE ABOVE INSTRUMENT

UNOFFICIAL COPY

STATE OF Ill.
COUNTY OF Cook

I, Bennett Berman, a Notary Public,
in and for the County of Cook do hereby certify that

Carl W. Koeb, divorced and not since remarried, personally known
to me to be the same person whose name is subscribed to the foregoing instru-
ment, appeared before me this day in person and acknowledged that he signed,
sealed, and delivered the same as his free and voluntary act, for the uses
and purposes therein set forth, including the release and waiver of the right of homestead.

Sworn to before me this 11th day of Sept. 1982

Bennett Berman
Notary Public

Commission expires

9/13/82 Seal N.B.

26549550



SEP-13-82 654182 26549550 10.20

SEP 13 PM 4 44

END OF RECORDED DOCUMENT