

TRUST DEED

NO. 101NW

27154624

This Indenture, WITNESSETH, That the Grantor ARTHUR MORRIS and EDNA MORRIS, his wife

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Seventy-two hundred eighteen and 96/100 Dollars
in and to 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 apparatus 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 18 in Block 1 in B. F. Jacob's Subdivision of the North West 1/4 of the North West 1/4 of the South West 1/4 of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 5932 South Laflin, Chicago, 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 covenants and agreements herein.

WHEREAS, The Grantor ARTHUR MORRIS and EDNA MORRIS, his wife their one principal promissory note bearing even date herewith, payable STONE CONSTRUCTION CO. for the sum of Seventy-two hundred eighteen and 96/100 dollars (\$7218.96) payable in 84 successive monthly instalments each of \$94.00 on the note commencing on the 21st day of July, 1984, and on the same date of each month thereafter, until paid, with interest after maturity at the higher lawful rate.

This 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; and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee 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 so insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor 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... agree... 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 terms.

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 terms.

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 S. 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 charges.

Witness the hand... and seal... of the grantor... this 7th day of June A. D. 19 84

Arthur Morris (SEAL)

Edna Morris (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

State of Illinois
County of Cook) 55.

I, _____
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that ARTHUR MORRIS and EDNA MORRIS,
his wife

personally known to me to be the same person s whose name s 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 his 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 7th
day of June A. D. 19 84

Suzanne Cameron
Notary Public.

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Box No. 246

Trust Deed

ARTHUR MORRIS and
EDNA MORRIS, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
L. J. La Motte

NORTHWEST NATIONAL BANK OF CHICAGO
375 N. LA SALLE AVE., CHICAGO, ILL. 60641
312/777-7700

27154624

END OF RECORDED DOCUMENT