

RECEIVED IN BAG CONDITION

This Document Prepared By: Threasa Horist: 4000 W. North Ave. Chicago 27-33283

TRUST DEED

27224424

This Indenture, WITNESSETH, That the Grantor (S) Garry Pradin & Debra Pradin his wife

of the City of Chicago County of Cook and State of Illinois

and in consideration of the sum of Two thousand two hundred ninety-two and 48/100 Dollars

has paid, CONVEY AND WARRANT to R.D. McGLYNN, Trustee

of the City of Chicago County of Cook and State of Illinois

and 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 19 in Rozenski, Lipski and Zacker's Subdivision of Lot 8 and the West 1/2 of lot 9 in Jackson's Subdivision of that part lying North of Archer Road of the East 1/2 of the North West 1/4 of Section 1, Township 38 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 covenants and agreements herein.

WHEREAS, The Grantor (S) Garry Pradin & Debra Pradin his wife

justly indebted upon one principal promissory note bearing even date herewith, payable

payable in 35 successive monthly instalments each of 63.68 and a final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 21st day of Sept 1984 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, 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 an amount 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) they waive to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time or hereafter erected 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 kept 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 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 the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, then the person named herein as first successor shall be the acting Trustee of said County 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 August A. D. 1984

Garry Pradin AKA Garry Pradin (SEAL)

Debra Pradin (SEAL)

(SEAL)

(SEAL)

0451 Box 22

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

State of Illinois }
County of Cook } ss.

I, Undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Garry Pradin & Debra Pradin his wife

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the signed, sealed and delivered the said instrument as their 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 7th
day of August A. D. 1984

Jared Keph
Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 17, 1989
ISSUED THRU ILL. NOTARY ASSOC.

Property of Cook County Clerk's Office

411-2204 942273 27224424 A - REC 10.

22 AUG 84 10:44

10.00

27 224 424

For No. 222

Trust Deed

R. D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4000 W. North Ave. 60639
Chicago, Illinois

0451 PB

END OF RECORDED DOCUMENT