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TRUST DEED

NO. 101NW

27317876

49-40387

This Indenture, WITNESSETH, That the Grantor

Samuel King and Wife Ida King

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

for and in consideration of the sum of Nine thousand Seven hundred twenty eight & 00/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA 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 hereon, 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 ( Except the West 17 Feet ) in Block 2 in Follansbee Sub-Division of Block 17, 18, and 21 to 24 in Newhall, Larned and Woodbridge Subdivision of the North West quarter of Section 15, Township 38 North, Range 14, 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, Samuel King and Wife Ida King

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

LAKE VIEW TRUST SAVINGS BANK

payable in 60 successive monthly installments each of 162.14 due Monthly on the note commencing on the 04 day of February 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 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, improve same and said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in compliance to be selected by the grantee herein, who is hereby authorized to place such insurance in compliance with the terms of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, 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, then 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 the same or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately with 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 covenants or agreements the whole of said indebtedness, including principal and all 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 hereof including reasonable solicitor's fees, outlays for documentary evidence, attorney'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 proceeding wherein the grantee 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 proceedings; 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, wife, all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that 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 grantee, or of his refusal or failure to act, then Thomas F. Bussey 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 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 grantee 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 20 day of OCTOBER A. D. 1984

x Samuel King (SEAL)

x Ida King (SEAL)

(SEAL)

(SEAL)

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State of Illinois  
County of Cook

31 OCT 84 12 20 PM '84

I, Leonard J. Lizok

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Suzanne King + EDA King (WIFE)

personally known to me to be the same person whose name Suzanne King 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.

Done under my hand and Notarial Seal, this 20 day of October, A. D. 1984

Leonard J. Lizok  
Notary Public

Property of Cook County Clerk's Office

OCT-31-84 977162 27317876 A - REC 10.00

Box No. 146

# Trust Deed

TO  
GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:  
Lincoln Property Ins. Service

LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657  
312/525-2480

27317876

END OF RECORDED DOCUMENT