

TRUST DEED

FORM (ILLINOIS)

27317916

49-40380

This Indenture, WITNESSETH, That the Grantor Lillian Abernathy and Mary Abston (joint tenants)

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

in consideration of the sum of Sixty eight hundred twenty nine and 20/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA, Trustee of the City of Chicago County of Cook and State of Illinois 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 2 in Block 2 in Subdivision of that part Westerly of Right of Way of Chicago Rock Island and Pacific Railroad in the South 1/2 of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian, also of Lots 1 to 36 both inclusive in Harry Mayer's Subdivision of Block 2 in Subdivision of that part Westerly of Right of Way of Chicago Rock Island and Pacific Railroad of the South 1/2 of Section 5 aforesaid 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 Lillian Abernathy and Mary Abston (joint tenants)

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

WAKE VIEW TRUST, SAVINGS BANK

payable in 60 successive monthly instalments each of 113.84 MONTHLY on the note commencing on the 24 day of November 1984, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR, covenants, and agrees, as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, on 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 to 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 to any interest; (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 grantee 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, agrees, to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be as 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.

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, stenographer'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 thereof 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, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 the said grantor, or to any party claiming under said grantor, appoint a receiver to take possession and 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 County of the grantor, 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 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 grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seals of the grantor, this 4th day of June A. D. 19 84

Lillian Abernathy (SEAL)

Mary Abston (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

State of Illinois

County of _____

31 OCT 84 12: 41

I, Andrea R. Klusendorf

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Lillian Abernathy and Mary Abston (joint tenants)

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 their 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 01
day of 30-10 A.D. 1984

Andrea R. Klusendorf
Notary Public

My Commission Expires Nov. 2, 1987

9CT-31-04 977203 27317916 A - REC 10.00

Box No. 144

Trust Deed

TO

GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

First Metropolitan Trust Corp.

Lakeview Trust & Savings Bank
3201 N. Ashland Ave.
Chicago, Ill. 60657
312/525-2180

27317916

END OF RECORDED DOCUMENT