

UNOFFICIAL COPY

TRUST DEED

NO. 101NW

27317951

49-40703

This Indenture, WITNESSETH, That the Grantor THOMAS POZORSKI AND WIFE SARAH AS JOINT TENANTS

of the CITY of CHICAGO County of COOK and State of ILLINOIS
for and in consideration of the sum of ONE THOUSAND THREE HUNDRED EIGHTEEN & 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
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 9 AND THE SOUTH 12 1/2 FEET OF LOT B IN BLOCK 3
IN FOSS AND NOBLE'S SUBDIVISION OF PART OF THE EAST HALF
OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION
33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 23, 1900 IN BOOK 79 OF PLATS,
PAGE 30, A.S. DOCUMENT 3035572, 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 THOMAS POZORSKI AND WIFE SARAH AS JOINT TENANTS
justly indebted upon one principal promissory note bearing even date herewith, payable
LAKEVIEW TRUST & SAVINGS BANK,

payable in 24 successive monthly installments each of \$4.75 due MONTHLY
on the note commencing on the 01 day of DECEMBER 98 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 note 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 any part or全部 of all buildings (improvements) on said premises
that may have been destroyed or damaged, to repair or restore all buildings (improvements) to its former condition, or if it cannot be restored to its former
condition, to reconstruct the same 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 Mortgagor.

which policies shall be left and remain with the said Mortgagors or Trustees until the indebtedness is fully paid; (4) to pay all other incumbrances,
and the interest thereon, at the time of sale, whether 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, upon demand, and
the same with interest thereon from the date of payment at seven percent per annum, which shall be an additional liability to the grantor...
In the event of a breach of any of the above covenants and agreements, the whole of said indebtedness, including principal and all accrued interest,
shall at once become due and payable, and with interest thereon from time on, at six percent, or seven percent per annum, whichever is greater, 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 accrued 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,
or, including the solicitor's fees, outlays for documentary evidence, stenographer's charges, costs 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 grantor 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 item upon the amount of said indebtedness, and any money so paid, that may be recovered, in any foreclosure
proceedings, which proceed with the sale, shall have been expended, shall not be diminished, nor a reduction 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... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... 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 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 Thomas F. Bussey... County of the grantee, or of his refusal or failure to act, then
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 seal... of the grantor... this... 18 day of SEPTEMBER A.D. 19

x Thomas Pozorski (SEAL)

x Sarah Pozorski (SEAL)

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State of Illinois }
County of Cook }

I, Carol Mc Queen

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Thomas Pozarski & Sarah Pozarski (wife)

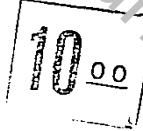
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Sub under my hand and Notarial Seal, this 18
day of SEPTEMBER A.D. 1984

Carol Mc Queen
Notary Public

01-31-84 977238 27317951 A - REC 10.00

31 OCT 84 12:49



100.00
1984

Trust Deed

Box No. 446

TO
GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:
Collect Chemical Corp

LAKEVIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
312/525-2180

END OF RECORDED DOCUMENT