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27348913

49-40780

TRUST DEED

This Indenture, WITNESSETH, That the Grantor Robert Mayfield, single

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Sixty two hundred seventy one and 80/100 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 every thing 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 13 (except that part commencing at the N.E. Corner thereof, thence
W. on N. line to N.W. Corner; thence S. 12 ft. on W. Line; thence E.
12 ft. on a line parallel to N. line aforesaid, thence N. Easterly 16.9
ft. to place of beginning; condemned for alley between W. Washington
Boulevard, W. Madison Street, North Hamlin Ave. and N. Crawford Ave.
on petition filed April 19, 1918 in County Court, Cook County, Illinois
as case no. 40769, all in Block 4 in J.B. Hobbs Subdivision of part
of the S.W. 1/4 of Section 1, Township 39 North, Range 13 East of the
Third Principal Meridian.

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 Robert Mayfield, single
justly indebted upon one principal promisory note bearing even date herewith, payable
LAKEVIEW BANK

payable in 60 successive monthly instalments each of 104.53 due monthly
on the note commencing on the 24 day of DEC. 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 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) 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 assigned, 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; (4) To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (5) To 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, as 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 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 legal holder 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, menographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing former decrees - 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 hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The Grantor, for said grantee, and for the heirs, executors, administrators and assigns of said grantee, 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 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 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 9TH day of NOVEMBER, A. D. 1984

x Robert Mayfield (SEAL)
(SEAL)
(SEAL)
(SEAL)

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State of Illinois }
County of Cook } ss.

I, Stuart R. Krusman
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that Robert Mayfield, single

personally known to me to be the same person whose name is 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 9TH day of NOVEMBER, A. D. 1984.

Stuart R. Krusman
Notary Public.

Property of Cook County Clerk's Office

NOV-26-84 938438 27348913 A - REC 10.00
29 11 58 AM '84

10.00

Box No. 146

Trust deed

TO

THIS INSTRUMENT WAS PREPARED BY:
FIRST METROPOLITAN BUILDERS, INC.
Bill Weener

27348913

END OF RECORDED DOCUMENT