

UNOFFICIAL COPY

TRUST DEED - MORTGAGE FORM (ILLINOIS)

27395721

49-41601

This Indenture, WITNESSETH, That the Grantor Vivian Nelson *UNMARRIED*

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

for and in consideration of the sum of Five Thousand Four Hundred Thirty 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 appertaining thereto, 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 12 (except the North 20 feet thereof) and the North 23 feet of Lot 13 of Foote's Second Addition to Pullman, being a subdivision of Block 1 (except the West 332 feet and the North 275 feet of the East 280 feet of the West 612 feet thereof in Pullman Park addition to Pullman, according to the Plat thereof recorded March 12, 1911 as Document 4724098, 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 VIVIAN NELSON *UNMARRIED* justly indebted upon one principal promissory note bearing even date herewith, payable LAKEVIEW BANK

payable in 84 successive monthly instalments each of 135.86 due MONTHLY on the note commencing on the 14 day of JANUARY 1955, 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 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 their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees 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 so to 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 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 the 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 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 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, 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 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 30 day of November, A. D. 1954

X M. Virginia Von der Schell (SEAL)
Vivian Nelson (SEAL)

UNOFFICIAL COPY

State of Illinois }
County of Cook } 55.

I, Kim ANTHONY Piscopo
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
LIVIAN NELSON UNMARRIED

personally known to me to be the same person whose name LS subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that s/he 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.

GIVEN under my hand and Notarial Seal, this 30
day of NOVEMBER A. D. 1984.

Kim Anthony Piscopo
Notary Public.

My Commission Expires May 22, 1988

Property of Cook County Clerk's Office

11-405 07619 27395721 A -- 11 35 58 NOV 84

Box No. 146

Trust Deed

TO
GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

1st CITY BUILDERS, INC.

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
812/625-2180

11.00

27395721

END OF RECORDED DOCUMENT