

UNOFFICIAL COPY

TRUST DEED

NO. 101NW

44-44634
6142715

This Indenture, witnesseth, that the Grantor

Ruby E Reed (a Widow)

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

for and in consideration of the sum of, Five Thousand Four Hundred Twelve and no/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 hereinbefore named for the purpose of securing performance of the covenants and agreements
between 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 19 in Harshaw and Price's Subdivision of Lot 2 in Block 2 in the Circuit Court Partition, being a Subdivision of the West Half of the Southwest Quarter Of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 3837 West Flournoy Chicago, Illinois
Permanent Tax No. 16-14-306-010-0000

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
In That Nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, the Grantor Ruby E Reed (a Widow)

justly indebted upon one principal promissory note bearing even date herewith, payable to: Lincoln Property Improvement Service, Inc.

Assigned to Lake View Trust and Savings Bank

payable in 24 successive monthly installments each \$225.50 due monthly

on the note commencing on the 26 day of August 1981 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

The Grantor, covenant and agrees, to pay all prior indebtedness, and the interest thereon, as herein and in said note provided, according to any agreement respecting time of payment, to par or to the first day of January each year, all taxes and assessments against said premises and no demand to such amount due thereon for 12 months from and including the date of recording of this instrument, and to keep all buildings now or at any time thereafter built or otherwise erected on the premises insured in full value by the grantor, who herby authorizes to place such insurance in companies acceptable to the holder of the first mortgage, if held, and, which insurance shall be kept in trust for the benefit of the heirs, executors, administrators or trustees of the first mortgagee, if held, and which insurance shall be kept in trust for the benefit of the heirs, executors, administrators or trustees of the second mortgagee, if held, and which insurance shall remain with the said mortgagee or Trustee, until the last indebtedness is fully paid, 18) to pay all prior indebtedness, 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 to keep all buildings insured, or to keep all prior indebtedness, and the interest thereon from the date of payment, at seven per centum, shall be charged 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, be paid 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 said indebtedness had been matured by express terms.

It is agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of claimants in connection with the foreclosure hereof, including reasonable attorney fees, trustee or documentary evidence, stamper's charges, costs of procuring or completing abstracts showing the whole title of realty, expenses entailed in furnishing title, 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, shall be paid by the grantor. All such expenses and disbursements shall be an additional indebtedness, and shall be paid in full, when and before any action, suit, or proceeding in any court of law, or before any trustee, or receiver, or any other party, or before any other person, or authority, including collector's fees have been paid. The grantor, or assignee, or holder, executors, administrators and trustees, and heirs, and assigns, and devisees, all right to the possession of, and income from, and premises pending suit, foreclosure proceedings, and before, upon the filing of any bills of foreclosure this Trust Deed, to the extent 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, or to let, and manage and protect the said premises.

In the Event of the death, removal or absence from the County of the grantee, or if unable 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 succeeds them 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 grantor or his successor in trust, shall release and presume to the party entitled, or receiving his resembles charged.

Witness the hand, and seal, of the grantor, this 17 day of July, A. D. 1985

X Ruby E Reed (SEAL)
X Freddie M. Reed (SEAL)

(SEAL)

CHICAGO
COUNTY

UNOFFICIAL COPY

State of Illinois
County of Cook

I, Ronald J. Kozak

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ruby Reed, Treasure Hunt (1st a Widow, 2nd an unmarried person)

personally known to me to be the same persons whose name is Ruby Reed 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.

Witness under my hand and Notarial Seal, this 12
day of July 1985

Ronald J. Kozak
Notary Public

AUG-12-85 37265 • 85142705 A — Rec 11:00

Trist Deed

Ruby Reed
3837 W Flournoy
Chicago, Illinois
TO
GERALD E. SIKORA Trustee
Lake View Trust & Savings Bank of Chicago
3201 North Ashland Avenue
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Leonard Lizak
Lincoln Heating
3050 West Division
Chicago, Illinois 60647
LAKE VIEW TRUST AND SAVINGS BANK
3201 N ASHLAND AVE CHICAGO IL 60657
312/256-2180

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