

UNOFFICIAL COPY

TRUST DEED

NO. 101NW

85142714

49-44692

This Indenture, WITNESSETH, That the Grantor
Vaness as joint tenants

David Johnson and wife

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

for and in consideration of the sum of Five thousand two hundred eighty five and Dollars
in hand paid, CONVEY AND WARRANT to GERALD E SIKORA, Trustee 40/100

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
berwin, the following described real estate, with the improvements thereon, including all heating, gas and plumbing ap-
paratus 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 35 in Block 4 in Hawhe's South Park Subdivision of the South
West 1/4 of the Northeast 1/4 of the Southeast 1/4 and
the North 3/4 of the East 1/2 of the Northeast 1/4
of the Southeast 1/4 of Section 22, Township 38 North, Range
14 East of the Third Principal Meridian, In Cook County, Illinois.

Commonly Known As: 6833 South Champlain Chicago, Illinois
Permanent Tax NO. 20-22-411-014-0000

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 David Johnson and Vaness Johnson, his wife

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

Unique Contractors, Inc assigned to Lakeview Trust & Savings Bank

payable in 60 successive monthly installments each of \$8.09 due monthly

on the note commencing on the 8th day of Sept 1985 and on the same date of
each month thereafter, until paid, the interest after maturity at the highest
lawful rate.

THE GRANTOR covenant and agree as follows: To pay said indebtedness and the interest thereon, as herein and in said notes provided, as
according to any agreement extending time of payment; To pay prior to the first day of June in each year, all taxes and assessments levied on said premises,
and on demand to exhibit receipts therefor; To, within sixty days after destruction or damage to or removal or destruction of improvements on said premises,
that may have been destroyed or damaged, to cause the same to be repaired or replaced, or to cause the same to be replaced or repaired, or to cause the same to be replaced or repaired,
and to cause the same to be replaced or repaired, or to cause the same to be replaced or repaired, or to cause the same to be replaced or repaired, or to cause the same to be replaced or repaired,
which policies shall be lost or remain with the said Mortgagee or Trustee until the indebtedness is fully paid; 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 on the part of the grantor to pay the principal or interest on the indebtedness or the interest thereon when due, the grantor or the holder
of said indebtedness, may procure such insurance or pay such taxes or assessments or such charges or purchase any tax 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 of same per each payment, shall be an express and absolute indebtedness of the grantor.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements or the value of said indebtedness, including principal and all earned interest,
shall, at the option of the holder thereof, without notice, become immediately due and payable, and with interest thereon from the time of such breach, at
seven per cent per annum, shall be recoverable by foreclosure thereof, or by action at law, or both, the same as if any such indebtedness had then matured by
express terms.

IT IS ACKNOWLEDGED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-
of, including reasonable attorney's fees and costs of this event, shall be a charge, cost of foreclosure or cost of sale, against the whole of the proceeds of the sale of
title of said premises embracing foreclosing interest, and the grantor agrees to pay, and the fee expenses and disbursements incurred by any suit or pro-
ceeding 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 absolute and certain debt of the grantor, and shall be 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 deemed a release hereof, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said purpose, and for the purpose of foreclosing, advertising, costs
and assigns of said grantor, waives all right in the possession of, and income from, said premises pending such foreclosure proceeding, 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 of 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 if he refused or fails to act, then

Thomas F. Bussby

County of the grantor, or if he refused or fails to act, then
any like case and first successor in title in said County is hereby appointed to be first successor in this trust; and if for
successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantor 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 25th day of July A. D. 1985

David Johnson (SEAL)
Vaness Johnson (SEAL)
Vaness Johnson (SEAL)
(SEAL)

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State of Illinois }
County of Cook } ss.

I, Ellen Sugerman

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
David Johnson and Vaness Johnson

(Married to each other) as joint tenants

personally known to me to be the same person whose name 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.

Given under my hand and Notarial Seal, this 25th
day of JULY A. D. 19 85

Ellen Sugerman

Notary Public

85-142714

Property of Cook County Clerk's Office

AUG 12 1985 37274 • 85142714 • A — Rec 11.00

12 AUG 85 2:25

Box No. 146

Trust Deed

DAVID & VANESS JOHNSON
6833 S. CHAMPLAIN
CHICAGO, ILLINOIS 60637

TO

GERALD E. SIKORA Trustee
LAKE VIEW TRUST AND SAVINGS BANK
3201 NORTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

UNIQUE CONTRACTORS, INC.
441 W. BELMONT
CHICAGO, ILLINOIS 60641
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
312/825-2180

11.00