

TRUST DEED - ST. LOUIS IN ITS SADE FORM (ILL. 1915)

This Indenture, WITNESSETH, That the Grantor MATTHEW GILL NIDONED

of the CITY of CHICAGO, County of COOK and State of ILLINOIS
for and in consideration of a of NINE THOUSAND TWO HUNDRED SIXTY FIVE AND 3/100 Dollars
in hand paid, CONVEYS AND WARRANTS 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 33 AND THE NORTH HALF OF LOT 34 IN BLOCK 5
IN CRAFT'S ADDITION TO AUSTINVILLE, BEING CRAFT'S
SUBDIVISION OF THE WEST 36 1/4 ACRES OF THE SOUTH 43 3/4
ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 13 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 MATTHEW GILL, NIDONED

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

PAYABLE TO: ALIEN BENEFITS ASSIGNED TO LAKE VIEW TRUST AND SAVINGS BANK

payable in 8 successive monthly instalments each of 110.30 due

on the note commencing on the 9th day of SEPT 1925 and on the same date of

each month thereafter, until paid, with interest after maturity at the highest

lawful rate.

THIS IS A JUNIOR MORTGAGE

THE GRANTOR... covenant... and agree... to pay said indebtedness, and the interest thereon as herein and in said notes provided, or according to any agreement relating to the time of payment, (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and as demanded to be paid, together with any other taxes and assessments which may be levied against said premises, and to keep all buildings hereon or on any part of said premises insured in companies to be selected by the grantor, who shall hereinafter be bound to give such insurance in compliance with the terms of the first mortgage indebtedness, with the clause attached payable first, to the first Trustee or his assigns, and second, to the Trustee hereon, in their respective capacities, which policies shall be so worded and smart with the said Mortgage or Trustee until the indebtedness is fully paid; (3) 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 to insure, or pay taxes or assessments, or the prior incumbrances, 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 discharge or purchase any lien or other encumbrance on 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 on 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 the date 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 of said indebtedness had then matured by express agreement.

It is Agreed by the parties... that all expenses and disbursements paid or incurred in behalf of completion and execution of the foregoing terms - including reasonable auctioneer fees, notices for documentary assistance, attorney's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosed decrees - shall be paid by the grantor... and the like expenses and disbursements, occasioned by any suit or proceeding whereon 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 lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be discontinued nor a release thereon given, until all such expenses and disbursements, and the costs of suit, including auctioneer'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 grantor, or of his refusal or failure to act, then

Thomas F. Bussey of said County is hereby appointed to be his successor in this trust; and if for any like cause said first successor fail or refuse to act, he shall then be the acting holder of this deed of record of Cook County; in either of which cases, if he is appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, if a grantor or his successor in trust, shall release said premises, the party entitled, or receiving his reasonable charges.

Witness the hand... and seal... of the grantor... this 26th day of JULY A. D. 1925

(SEAL)

Matthew Gill

(SEAL)

(SEAL)

(SEAL)

55142721

85-142721

State of Illinois }
County of Cook }

I, Wanda Wencak

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that MATTHEW GILL, HUSBAND

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a 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 26th day of JULY, A. D. 1985.

Wanda Wencak

Notary Public

Property of Cook County Clerk's Office

11.00

AUG-12-85 5 7 2 0 : 85142721 A -- Rec

12 AUG 85

Box No. 146

SECOND MORTGAGE

Trust deed

MATTHEW GILL
30 N. LORUS
CHICAGO, ILLINOIS 60644

TO

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

THIS INSTRUMENT WAS PREPARED BY:

ALLIED CRAFTS

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

11.00