

UNOFFICIAL COPY

TRUST DEED

NO. 101NW 85014

This Indenture, WITNESSETH, That the Grantor GENEVIEVE CHMIELAK 85204257

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Twenty-five hundred forty-seven and 00/100 Dollars

in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, 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, 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:
The West 15 feet of Lot 3 and the East 20 feet of Lot 4 in
Block 2 in Dickinson's Subdivision of that part of the North
1/2 of the South West quarter of Section 15, Township 40 North,
Range 13, East of the Third Principal Meridian, lying West
of the Chicago and Northwestern Railway Company's land, except
right of way of the Chicago, Milwaukee and St. Paul Railway
Company, in Cook County, Illinois, commonly known as 4717
West Pensacola, Chicago, Illinois.

Permanent Tax No. 13-15-305-021

Herby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

As Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

Witness, s. The Grantor, GENEVIEVE CHMIELAK
justly indebted upon her one principal promissory note, bearing even date herewith, payable
NORTHWEST NATIONAL BANK for the sum of Twenty-five hundred
forty-seven and 00/100 dollars (\$2,547.00)
payable in 36 successive monthly instalments each of 70.75 due
on the note commencing on the 1st day of Nov. 1985, and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

The Grantor, covenant, and agree, as follows: (1) To pay and discharge, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June next, all taxes and assessments against said premises, and on demand to exhibit receipt therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings and 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 and maintain in it any and all personal property used in connection to be selected by the grantor, herein, who is hereby authorized to make such selection, and to pay all taxes and assessments on the same; (6) to pay all taxes and assessments attached payable prior to the date of this Trust Deed, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagor or Trustee until the indebtedness is fully paid; (7) to pay all prior expenses, 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 price of insurance, the interest thereon when due, the grantor or the holder of said indebtedness, may purchase such insurance or pay such taxes or assessments, or discharge or purchase the tax or other affecting said premises or pay all prior indebtedness and the interest thereon from time to time, and all amounts so paid, the grantor, herein, to pay immediately to the grantor, 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 and undivided, including principal and all earned interest shall, at the option of the legal holder thereof, without notice, bevoid immediately due and payable, and with all costs and expenses of collection, in such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or in equity, or in any other manner, and the same with interest thereon from the date of payment of the amount so recovered.

It is Agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of, or incident in connection with the foreclosure bond, including reasonable notaries fees, outlays for documentary evidence, attorney's charges, cost of procuring or completing a bill, enclosing the whole title of said premises, extracting foreclosure decree -- shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or process, when the grantor or any holder of any part of said indebtedness, or any party holding an interest therein, sues or causes to sue, or is sued, in any court, or before any judge, or magistrate, or other officer, or authority, or in any proceeding, whether decree of court shall be given or not, shall not be dismissed, and a receiver be named, and that all such expenses and disbursements, and the costs of suit, including solicitor's fee have been paid, or are to be paid, 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, providing 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 and premises with power to collect the rents, issues and profits of the said premises.

In the event of the death, removal or absence from and Thomas S. Larsen, of and County of the grantor, or of his refusal or failure to act, then
any like cause said first successor fail or refuse to act, the person who shall then be the acting Receiver of Deeds of said County is hereby appointed to be first successor in this trust, and if for reasonable charges

Witness the hand and seal of the grantor this 12th day of September A.D. 1985.

Genevieve Chmielek (SEAL)

(SEAL)

(SEAL)

(SEAL)

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State of Illinois
County of Cook

55.

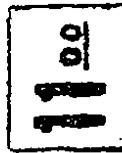
I, Margaret M Peterson,
a Notary Public in and for Cook County, in the State aforesaid, Do hereby Certify that GENEVIEVE CHMIELAK

personally known to me to be the same person whose name is S. Subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument at her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Seal under my hand and Notarial Seal, this 12th
day of September A.D. 1985.

Margaret M. Peterson
Notary Public

MY COMMISSION EXPIRES
SEPTEMBER 1, 1997



85204257

REC'D # 4 * -85-204257
TILLI TILLI TILLI TILLI 09/25/85 09:53:00
SEPT-91 RECORDING 511.99

Grant Deed

File No. 246

GENEVIEVE CHMIELAK

TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
Robert E. Nowicki

RECORDED AND INDEXED
AS A NOTARY PUBLIC
IN COOK COUNTY, ILLINOIS

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