

UNOFFICIAL COPY

85240586

27-35710-BAG

Property Address: 1819 N. Mayfield

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 fol-
lowing described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and every-
thing 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 21 in Block 4 in Mills and Son's Subdivision No. 4 of part of the
 Southeast 1/4 of Section 32, Township 40 North, Range 13, East of the
 Third Principal Meridian, In Cook County, Illinois.
 P.R.E.I. #13-32-404-008

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor Eugene Peace and Fannie Peace, his wife

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

payable in 60 successive monthly installments each of \$152.46 due on the note commencing on the 2nd day of Dec. 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 said indebtedness, and the interest thereon, as herein and in notes provided, or according to any agreement extending time of payment, (2) to pay prior to the first day of June in each year, or to such other date as may be agreed to in writing, all interest due on said indebtedness, and on demand to exhibit receipts therefor, (3) within ten days after destruction or damage to, or rebuilding or repairing 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 Mortgagee or Trustee 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 to so insure, or pay taxes, or pay interest, or to keep said premises insured, or to 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 agree to repay immediately without demand, and the same with inter at the soon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby.

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 interest thereon 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 foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

[illegible]

IN THE EVENT of the death, removal or absence from said
Joan J. Behrendt

Cook

County of the grantee, or of his refusal or failure to act, then

Joan J. Behrendt 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 grantor or his successor in trust, shall release and promises to the party entitled, on receiving his reasonable charges

Witness the hand . . . and seal . . . of the grantor . . . this 15th day of October . . . A. D. 1985

(SEAL)

(REAL)

(SEAL)

(SEAL)

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Box No. 22

Trust deed

TO
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4000 W. North Ave.
Chicago, Illinois 60639

11th

0457080137-58
002043-58

DEPT-01 RECORDING \$11.00
T#3333 TRAN 0771 10/17/85 11:40:00
#1425 # C *-85-240586

Property of Cook County Clerk's Office

I, the undersigned
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eugene Peace, and Fannie
Peace, his wife
personally known to me to be the same person, whose name
in the instrument, appeared before me this day in person, and acknowledged that the Y signed, mailed and delivered the said instrument
attached, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Witness my hand and Notarial Seal, this 15th day of October 1985
Notary Public
Eugene J. Peace
my commission expires 11-3-88