

UNOFFICIAL COPY  
44-15957

This Indenture, witnesseth, That the Grantor Cora Nevels (3 Spwster)

of the City of Chicago County of Cook State of Illinois  
for and in consideration of the sum of Three thousand six hundred thirty and .00/102 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 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 37 in Block 5 in Counselman's Subdivision of the South 1/2 of the South East 1/4 of the North West 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Also known as: 4441 W. Congress, Chicago, Illinois.

Permanent Tax No.: 16-15-132-007 MC

## THIS IS A JUNIOR MORTGAGE

Herby 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

justly indebted upon the principal promissory note bearing even date herewith, payable to Unique Contractors, Inc., assigned to Lakeview Trust & Savings Bank

payable in 60 successive monthly installments of \$60.50 due monthly  
on the note commencing on the 1st day of July, 1974, 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, before the date of payment of the principal and interest hereinabove and to odd notes provided, or according to any agreement respecting payment of the principal and interest on the first day of June of each year, no late fees and assessments against said premises, and on demand to exhibit title sufficient to warrant title, care and protection of damage or removal or restore all the fixtures and improvements on said premises that may have been destroyed or damaged in the usual course of business shall be required, subject to keep the said land now or at any time on the premises in good repair and condition, and hereby authorizes to place such and other charges acceptable to the holder of this mortgage and recorder, a copy whereof attached, placed in the office of the First Trustee in Chicago, Illinois.

Interest which shall be liable and come in with the said Mortgagor or Trustee upon the indebtedness is fully paid, or to pay all prior indebtedness, and the interest thereon at the time of release when the same shall become due and payable.

In the event of failure to pay, or default in payment of the principal or interest or any other sums due by the grantee or the holder of said indebtedness, may pursue such recourse, by way of sale or assignments, of exchange or otherwise, as he or she may offer, and pay all expenses of said indebtedness and the interest thereon from time of sale, and to remit to the grantee, agrees to repay him, without demand, and the same with interest thereon from the date of payment of such amount, per cent, per annum, above the sum of such indebtedness, added together.

In the event of a breach of any of the aforesaid covenants and agreements the holder of said indebtedness, including the same, shall at the option of the holder thereof, without notice, but immediately sue and proceed, and until payment thereof, from the date of such breach, at seven per cent per annum, shall be recoverable by attorney's fees of and for the holder of said indebtedness, and then matched by express terms.

I, the undersigned, that all expenses and disbursements paid or incurred on behalf of my client in connection with this document, hereof, including reasonable attorney's fees, shall be for the sole account of the undersigned, excepting that the holder of the whole of said premises, extracting from it a fee, the reasonable attorney's fees, and the expenses and disbursements incurred by the undersigned, wherein the grantee or any holder of any part of said premises, shall be liable to the undersigned, and all such expenses and disbursements shall be an additional item of expense shall be retained and paid by the grantee, except for other proceedings, whether civil or criminal, which have been initiated or otherwise pursued, for the recovery of rents, costs, attorney's fees, and expenses, and the costs of suit, including attorney's fees have been paid, the grantee for the said grantor, and for the heirs, executors, administrators and assigns of said grantor, shall have the right to the possession of, and receive from, and premises pending such foreclosure proceedings, and attorney's fees, the filing of any bill to foreclose the said Deed, the recording of such bill, and the day, time and manner known to the said grantor, or to each party claiming under said grantor, except a referee 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 state, Thomas F. Bussey, County of the grantee, or of his refusal or failure to act, then any like cause and first successor fail or refuse to act, the person who shall then be the acting Receiver of funds of his accounts to be so appointed to be so appointed to be so appointed in this trust. And when all the aforesaid covenants and agreements are performed, the grantee 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 28th day of October, A. D. 19

Cora Nevels  
Cora Nevels

(SEAL)

(SEAL)

(SEAL)

(SEAL)

# Trust Deed

Cora Nevels  
4441 Congress Parkway  
Chicago, IL 60627

To

GERALD E SIKORA Trustee

1301 N Belmont  
Chicago, IL 60627

THIS INSTRUMENT WAS PREPARED BY:

Argonne Contractors  
444 West Belmont  
Chicago, IL 60627

DEPT-61 RECORDING \$11.00  
T#4444 TRN 0165 11/06/85 10 16:00  
#1787 # ID \*-25-274836

Notary Public

A.D. 19

day of October, 1985  
I, Cora Nevels, do hereby seal and witness that this instrument is executed in the presence of the parties named below, including the relative and witness of the right of ownership delivered to the said instrument as her free and voluntary act for the uses and purposes herein inserted, appeared before me this day in person, and acknowledged that she signed, sealed and delivered to me to be the same person whose name is Cora Nevels (A SPN/STC).

Personally known to me to be the same person whose name is Cora Nevels (A SPN/STC)  
Instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered to me to be the same person whose name is Cora Nevels (A SPN/STC).

I, Eileen Sugerman

County of Cook }  
State of Illinois }  
} 55.