

**UNOFFICIAL COPY**

**COPY** 3046  
86-032359

**TRUST DEED**

This Indenture, WITNESSETH That the Grantor  
Alice McColler, as joint tenants  
Lawrence C. McColler and wife

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Six thousand three hundred four and 20/100-- 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:  
The North 33 feet of the South 66 feet of the West 1/2 of the North  
1/2 of Block 21 in Jones Subdivision of the West 1/2 of Section 29,  
Township 38 North, Range 14, East of the Third Principal Meridian,  
in Cook County, Illinois. Permanent Tax No.: 20-29-305-042 BIS  
Also known as: 7625 S. Laflin, Chicago, Illinois.

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

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

WHEREAS, The Grantor . . . . . **Lawrence C. McColler and wife Alice McColler, as joint  
Tenants**,  
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 \$105.07 due monthly  
on the note commencing on the 28th day of FEBRUARY 198 and on the same date  
each month thereafter, until paid, with interest after maturity at the highest  
lawful rate \_\_\_\_\_.

**THIS IS A JUNIOR MORTGAGE**

The Grantor covenants and agrees as follows: 1. To pay said indebtedness and the interest thereon in full and at such times provided, or according to any agreement extending time of payment; 2. To pay prior to the first day of June in each year all taxes and assessments against any property, and on demand to exhibit receipts therefor; 3. Within thirty days after destruction or damage to refund or restore all buildings or improvements which may be so destroyed or damaged; 4. that none of said premises shall be condemned or suffered; 5. to keep all buildings free at all times from all premises situated in proximity thereto and to the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the premium attached payable first to the first Trustee or Mortgagee, and second to the Trustee herein as their interests may appear; 6. no power shall be left and remains with the said Management of Trustee until the indebtedness is fully paid; 6. to pay all taxes, assessments, and the interest thereon, at the time or times when the same shall become due and justly.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal, and all interest accrued thereon, at the option of the holder thereof, without notice, becomes immediately due and payable, and is to be collected from time of such breach, at seven per cent. per annum, shall be recoverable by the holder thereof, or by his agent at law, or both, the same as if all said indebtedness had been declared in express terms.

It is agreed by the grantor that all expenses and disbursements paid or incurred in respect of principal, and in connection with the services so agreed, - including reasonable expenses for documentary evidence, stenographer's charges, cost of preparing or conducting either showing the whole title of said premises or securing foreclosures decree, - shall be paid by the grantor, and the like expenses and disbursements incurred in the course of preventing either the grantee or any holder of his part of said indebtedness, as such, may be by a party, shall also be paid by the grantor. All such expenses and disbursements shall, in addition, be upon said premises, shall be taken as costs and included in any decree that may be rendered in such foreclosure proceeding, which proceeding, whether decree of sale etc., have been entered or not, shall not be limited, but a receiver thereof, given, and all such expenses and disbursements and the costs of suit, including attorney fees, shall be paid. The grantor, the said grantee, and the heirs, executors, administrators, and assigns of said grantor, shall have all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of any bill of foreclosure 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, - annex a receiver to take possession in charge of said premises with power to collect the rents, issues and profits of said premises.

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*Groups of the reader, as of the author, of course, is liable to the same*

In the Event of the death, removal or absence from said COOK, County of Cook, to be his successor in this trust, and of the  
**Thomas F. Bussey**, who shall be first successor in this trust, and of the  
any like cause said first successor failing to act, the person who shall then be the acting Secretary of State of said County is hereby appointed to be second in power in this  
trust. And when all the aforesaid certificates and agreements are performed the trustee in this trust shall release his power to the party entitled to receiving the  
same.

With such head and soul of the master, this

1870-1871  
1870-1871

Lawrence C. McCollier  
I. Alice M. Collier

A. B. 1892

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Box No. 144

luncheon & dinner Mr. Cotton  
1625 S. Ashmun  
Chicago Illinoi

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GERALD E. SIKORA / 173

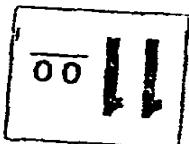
Akron, Ohio  
3301 N. Franklin  
Chicago 11, Illinois?

THIS INSTRUMENT WAS PREPARED BY:

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

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I, Ellen Sugerman  
a Notary Public in and for said County in the State aforesaid, do certify certify that Lawrence C. McCollister  
and wife Alice McCollister, as joint tenants  
are the same person whose name is  
subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that they  
the instrument, appearing before me this day in person, and acknowledging the release and waiver of the right of homestead,  
as the wife and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*Exhibit of Illinois*