

This Indenture, WITNESSETH, That the Grantor Johnny Taylor (Unmarried person)

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of ten thousand four hundred twenty three 56/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SKORA 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 6 in Louis Ambrecht's Subdivision of Lot 29 (Except the North 6 feet thereof used for alley and the South 33 feet thereof taken for West Adams Street) in School Trustee's Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian according to the plot thereof recorded March 23, 1922 as Document No. 7438966 in Cook County, Illinois.

Subject Only to the following, if any: covenants, conditions and restrictions of record: private, public and utility assessments: roads and highways: party wall rights and agreements: existing leases and tenancies: special taxes or assessments for improvements not yet completed: unconfirmed special taxes or assessments: general taxes for the year 1965 and subsequent years.

Commonly Known As: 4912 W. Adams

Permanent tax No. 16-16-205-045

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 Johnny Taylor (Unmarried Person)

justly indebted upon one principal promissory note bearing even date herewith, payable Lake View Trust and Savings Bank ASSIGNED FROM MORNS.

HEATING

payable in 84 successive monthly installments each of 124.09 due monthly

on the note commencing on the 7th day of April 1965 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 covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon as herein and in said notes provided, on according to any agreement extending time of payment, (2) to pay prior to the first day of June on each year, all taxes and assessments against said premises, and on demand to exhaust receipts therefor; (3) within sixty days after demand or demand or default to replace or to make good any improvements on said premises that may have been destroyed or damaged; (4) that water to said premises at all set be committed or suffered; (5) to keep all buildings new or at any time on said premises insured in compliance to be selected by the trustee herein, who is hereby authorized to place such insurance in compliance acceptable to the holder of the first mortgage indebtedness, with insurance attached payable first, to the first Trustee or Mortgagee, which policies shall be kept 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 insure, or pay taxes or assessments, or discharge or purchase any tax lien or title of any 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 without demand, and with 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 terms.

It is AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with this foreclosure hereof including reasonable solicitor's fees, unless for documentary evidence, stamping or other charges, cost of preparing or completing abstract covering the whole title of said premises embracing foreclosure cover shall be paid by the grantor; and the like expenses and disbursements occasioned by any suit or proceeding wherein 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 dismissed, nor a release therefrom given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor and for the heirs, executors, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 and 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 to hereby appointed to be first receiver 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 to 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 said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 11th day of February, D. 1965

X Johnny Taylor (SEAL)

(SEAL)

(SEAL)

(SEAL)

86069909

UNOFFICIAL COPY

Box No. 146

# Trust Deed

Johnny Taylor  
4912 W. Adams  
Chgo, Ill. 60644

TO

GERALD E. SKORA Trustee  
Lake View Trust and Savings Bank  
3201 North Ashland Avenue  
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Norman R. Saenger  
Norman's Heating & Air Conditioning Inc.  
1918 Main St.  
Melrose Park, Ill. 60160  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, IL 60657  
312/525-2180

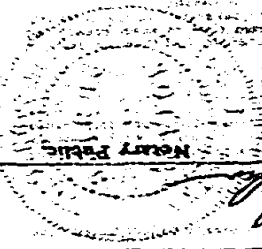
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Property of Cook County Clerk's Office

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My Commission Expires Sept. 15, 1987



*Alice J. Gorka*  
A. D. 1987

I, Alice J. Gorka  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
personally known to me to be the same person—whose name is subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for the uses and purposes therein  
set forth, including the release and waiver of the right of homestead  
under my hand and Notarial Seal, this 11th day of September, 1987.

86069309

State of Illinois }  
County of Cook }  
SS.