

This Indenture, WITNESSETH, That the Grantor Dorothy L. Harrison (divorced not remarried) 86215419

of the city of Chicago, County of Cook and State of Illinois for and in consideration of the sum of Nineteen Thousand Four Hundred Thirty-Six and 76/100 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 improvement 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 42 in Diven's Subdivision of Block 12 and 14 of W.J. Morton's Sub-division of the East 1/2 of the North West 1/4 of Section 11, Township 39 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Also known as 547 North Hamlin, Chicago, Illinois Permanent Tax No. 16-11-122-005

THIS IS A JUNIOR MORTGAGE

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 Dorothy L. Harrison (divorced not remarried) justly indebted upon one principal promissory note bearing even date herewith, payable Unique Contractors, Inc. assigned to Lakeview Trust & Savings Bank

payable in 84 successive monthly installments, each of 231.39 due monthly on the note commencing on the 17th day of Dec 1982 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

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The Grantor covenants and agrees as follows: 1. To pay said indebtedness 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 in each year all taxes and assessments against said premises, and on demand to exhibit receipts therefor. 3. Within sixty days after destruction or damage to rebuild or restore all buildings 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 insurances 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 Mortgagees or Trustee until the indebtedness is fully paid. 6. To pay all prior encumbrances, 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 prior encumbrances or the interest thereon when due, the grantee or the holder of said indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or lien affecting said premises, or pay all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness incurred hereon. In the EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and a earned interest 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 by suit in equity, and with interest thereon from time of such breach as if said indebtedness had then matured by express terms. It is Agreed by the grantor that all expenses and disbursements paid or incurred in connection with the first mortgage hereon, including reasonable attorneys fees, outlays for documentary evidence, stenographer's charges, cost of procuring or composing abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the grantor, and the like expenses and disbursements occasioned by any suit or proceeding wherein the grantee or any holder of 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 paid as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release heard given, until all such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The grantor, for said grantor, and the heirs, executors, administrators and assigns of said grantor, have all right to the possession of and income from said premises including such foreclosure proceedings, and it is agreed 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 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 grantee or of his refusal or failure to act, then

Thomas F. Bussey 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 said premises to the party entitled, at receiving his reasonable charges.

Witness the hand and seal of the grantor this 11th day of Dec 1982 Dorothy L. Harrison

11.00

(SEAL) (SEAL) (SEAL) (SEAL)

86215419

UNOFFICIAL COPY

Box No. 146

Trust deed

Dorothy Harrison
547 N. Humboldt
Chicago, Ill. 60657
TO

GERALD E. SKORA, Trustee

Gerald E. Skora
3301 N. Dearborn
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657
312/525-2180

Property of Cook County Clerk's Office

[Signature]

I, Ellen Sugerman
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dorothy T. Harrison
(divorced not remarried)
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 she signed, sealed and delivered the said instrument
as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and Notarial Seal, this _____ day of _____ A. D. 19____
[Signature]
Notary Public

64151298

State of Illinois }
County of Cook }
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