

94453557

UNOFFICIAL COPY

This Indenture, WITNESSETH, that the Grantor PEARLIE BLACK 94453557

of the CITY of CHICAGO County of COOK and State of ILLINOIS

for and in consideration of the sum of \$4,279.68 (Four Thousand Two Hundred Seventy Nine and ⁶⁸/₁₀₀ Dollars) in hand paid, CONVEYS AND WARRANTS to NEW LINCOLN HOME IMPROVEMENT CO.

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 22 IN HOGENSON'S THIRD ADDITION, A SUBDIVISION OF THE WEST 1/4 OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 175 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1049 N. LOCKWOOD - CHICAGO, ILLINOIS (6651)

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 PEARLIE BLACK

justly indebted upon HER principal promissory note... bearing even date herewith, payable IN 36 (THIRTY SIX) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF \$118.98 (ONE HUNDRED EIGHTEEN AND ⁹⁸/₁₀₀ DOLLARS) EACH, BEGINNING APRIL 20, 1957.

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THE GRANTOR... covenant and agree... as follows: (1) To pay said indebtedness and the interest thereon... (2) To pay prior to the first day of June in each year... (3) To keep all buildings... (4) To keep all prior incumbrances... (5) To pay all prior incumbrances... (6) To pay all prior incumbrances...

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 time of such breach, at seven per cent. per annum, shall be recoverable by foreclosure thereof, or by suit at law, or by both, the same as if all of said indebtedness were 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 the foreclosure hereof... including reasonable collector's fees, outlays for documentary evidence, stenographer's charges, cost of preparing or completing abstracts... 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... 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 proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including collector'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 of 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 LAWRENCE W. KARRUB 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, on receiving his reasonable charges.

Witness the hand and seal... of the grantor... this 20th day of APRIL, A. D. 1957

Pearlie Black (SEAL)

(SEAL)

(SEAL)

(SEAL)

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BWR

PERMANENT INDEX NUMBER V 544-16-04-314-004

THIS DOCUMENT PREPARED BY: RAYMOND A. KARRUB - 5865 N. LINCOLN AVE. - CHICAGO, ILLINOIS 60659

UNOFFICIAL COPY

Roll No. _____

SECOND MORTGAGE

Trust Deed

PEARLIE BLACK

TO

LINCOLN HOME IMPROVEMENT CO.
5865 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60659

Property of Cook County Clerk's Office

WILLARD

"OFFICIAL SEAL"
HELENE S. KORRUB
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/27/91

Helene S. Korrub
Notary Public

day of APRIL, A. D. 1997
Gives under my hand and Notarial Seal, this
set forth, including the release and waiver of the right of homestead,
delivered the said instrument as HER free and voluntary act, for the uses and purposes therein
instrument, appeared before me this day in person, and acknowledged that she signed, sealed and
personally known to me to be the same person whose name is subscribed to the foregoing
a Notary Public in and for said County, in the State aforesaid, the Party Party that
PEARLIE BLACK

I, HELENE S. KORRUB
County of Cook
State of Illinois

DEPT. OF RECORDS
145551 BRAN 07/20/91 14:01:00
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COOK COUNTY RECORDS

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