

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantors, IRVING TURNER, JR, CARINE KING AND WILLIE E. HILL

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

for and in consideration of the sum of \$4773.72 (FOUR THOUSAND TWO HUNDRED SEVENTY THREE AND 12/100 DOLLAR) in hand paid, CONVEY AND WARRANT 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 30 IN BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 915 N. HARDING - CHICAGO, ILLINOIS 60651

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 Grantors, IRVING TURNER, JR, CARINE KING AND WILLIE E. HILL justly indebted upon THEIR principal promissory note bearing even date herewith, payable

IN 36 (THIRTY SIX) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF \$118.71 (ONE HUNDRED EIGHTEEN AND 7/100 DOLLARS) EACH, BEGINNING MARCH 10, 1994.

THE GRANTOR S covenant, ... and agree ... 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 a set days after destruction or damage to rebuild or restore said 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 insurance 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 if no interest may appear, which policies shall be lost 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 the prior incumbrances 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 incumbrances and the interest thereon from time to time; and all money so paid, the grantor S agree 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 as set 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 time 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 S that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing Abstract covering the whole title of said premises embracing foreclosure decree shall be paid by the grantor S; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor S. 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 disclaimed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor S for said grantor S and for the heirs, executors, administrators and assigns of said grantor S, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree 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 S, or to any party claiming under said grantor S, 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 LAWRENCE W. KORRUB 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 grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hands and seals of the grantors this 13TH day of NOVEMBER, A. D. 1993

Carine King (SEAL)
Willie E. Hill (SEAL)
Irving Turner or (SEAL)
(SEAL)

2300 70

PERMANENT INDEX NUMBER V539-16-02-318-017

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

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Box No. \_\_\_\_\_

SECOND MORTGAGE

# Trust Deed

TRUING TURNER, JR., CORINE KING  
AND WILLIE E. HILL  
TO

NEW LINCOLN HOME IMPROVEMENT CO.  
3855 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60659

*Willie Hill*  
Property of Cook County Clerk's Office

"OFFICIAL SEAL"  
HELENE S. KORRUB  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/27/97

I, HELENE S. KORRUB  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
TRUING TURNER, JR., CORINE KING AND  
WILLIE E. HILL  
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 they signed, sealed and  
delivered the said instrument as THEIR 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  
13 TH  
day of NOVEMBER, A. D. 1992  
Heleene S. Korrub  
Notary Public

State of Illinois  
County of Cook  
SS. \_\_\_\_\_

DEPT-01 RECORDING \$25.00  
199555 TRSN 0793 01/21/94 11:18:00  
48246 4 \*-94-1069  
COOK COUNTY RECORDER  
60663060

# UNOFFICIAL COPY

00094069314

## STATEMENT BY GRANTOR AND GRANTEE

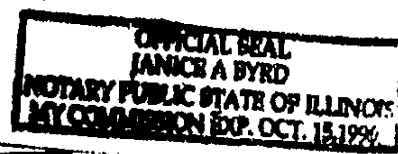
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 20, 1994

Signature: \_\_\_\_\_

John F. Beggan  
Grantor or Agent

Subscribed and sworn to before me by the said John F. Beggan this 20th day of January, 1994.  
Notary Public Janice A. Byrd



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 20, 1994

Signature: \_\_\_\_\_

John F. Beggan  
Grantee or Agent

Subscribed and sworn to before me by the said John F. Beggan this 20th day of January, 1994.  
Notary Public Janice A. Byrd



94069314

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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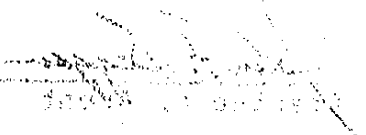
STATEMENT OF DEED BY TRAMPTON

The undersigned, TRAMPTON, do hereby certify that the above described premises are the property of the undersigned and that the same are being conveyed to the undersigned for the purpose of the same.

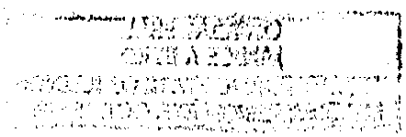


Witness my hand and seal this 1st day of January, 1900, at Chicago, Illinois.

TRAMPTON



Subscribed and sworn to before me by the above named TRAMPTON this 1st day of January, 1900, at Chicago, Illinois.



Witness my hand and seal this 1st day of January, 1900, at Chicago, Illinois.

This instrument is to be recorded in Cook County, Illinois, at the office of the Recorder of Deeds, at Chicago, Illinois, on the 1st day of January, 1900.