

AF

UNOFFICIAL COPY

FEDERAL TAX LIEN AFFIDAVIT

(PLEASE PRINT OR TYPE)

State of Illinois }
County of Cook }

George A Jones being duly sworn, upon oath states that HC

is 63 years of age and

- 1. has never been married
- 2. the widow(er) of _____

3. married to ADDIE KATHLEEN JONES

said marriage having taken place on
APRIL 29, 1983

4. divorced from _____

date of decree _____
case _____
county & state _____

Affiant further states that HIS social security number is 403 05 - 0466 and that there are no United States Tax Liens against him

Affiant further states that during the last 10 years, affiant has resided at the following address and none other:

FROM (DATE)	TO (DATE)	STREET NO.	CITY	STATE
1964	1985	509 W. GARFIELD	CHICAGO	ILL

Affiant further states that during the last 10 years, affiant has had the following occupations and business addresses and none other:

FROM (DATE)	TO (DATE)	OCCUPATION	EMPLOYER	ADDRESS (STREET NO.) CITY STATE
1975	1985	RETIRED		

Affiant further states that affiant makes this affidavit for the purpose of inducing the Registrar of Titles, Cook County, Illinois to issue his Torrens Certificate of title free and clear of possible United States Tax Liens.

x George A Jones

Subscribed and sworn to me this 30 day of April, 1985

Dee Edward Daniel
my commission expires
11/1/89

This Indenture, WITNESSETH, That the Grantor George A. Jones and Addie Kathryn Jones his wife (married to each other) as joint tenants with right of survivorship of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Three Thousand Six Hundred Forty Seven and 04/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD 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:

Lot 21 in Block 1 in Miller and Rigdon's Subdivision of Lot 29 (except the North 134 feet Thereof) of the School Trustees' Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

Commonly Known As: 509 W. Garfield Blvd.
Permanent Tax No: 20-16-104-013-0000

Hereby releasing and waiving all rights under and benefit 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 George A. Jones and Addie Kathryn Jones

justly indebted upon one principal promissory note bearing even date herewith, payable

To: First City Builders Inc. Assigned to; Lakeview Trust And Savings Bank

payable in 24 successive monthly installments each of 151.96 due monthly on the note commencing on the 10 day of JUNE 19 85 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR... covenant and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, 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 on 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, in the first Trustee or Mortgagee;

which policies shall be let 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; (7) 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 file affecting 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 in full, without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be an additional indebtedness... 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 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, costs of procuring or completing abstract covering 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 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 proceeding, whether decree of sale shall have been entered or not, shall not be dissolved, 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... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of said 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 grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hands and seal, g. of the grantor, this 24th day of April A. D. 19 85

George A. Jones (SEAL)
Addie Kathryn Jones (SEAL)

AFFIDAVIT OF NO U.S. TAX LIEN ATTACHED

3470704

Box No. 146

Trust Deed

George A. Jones and Addie K. Jones
505 W. Garfield Chicago Illinois

TO

GERALD E. SIKORA Trustee
Lake View Trust & Savings Bank of Chicago
3201 North Ashland Avenue
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Alex Tapper
Trust City Builders Incorporated
3849 W. Devon Avenue
Chicago, Illinois
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, IL 60657
312/525-2180

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1/29/85
REGISTRATION OF TITLE
3470704

OCT 22 10 47 AM '85

Submitted by	
Address	
Promisor	
Debtors	
Ac	
Deed	
Address	
Plotted	
File	

3470704

INTERCOUNTY
TITLE INS. CO.
BOX 97

Property of Cook County Clerk's Office

I, St Edward Gumbel
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that
George A Jones and Addie K Jones
 (married to each other) as joint tenants with right of survivorship
 personally known to me to be the same person whose names are subscribed to the foregoing
 instrument, appeared before me this day in person, and acknowledged that they signed, sealed and
 delivered the said instrument as Trustee and voluntary act for the use and purpose therein
 set forth, including the release and waiver of the right of homestead.
 Given under my hand and Notarial Seal, this 27th day of April, 1985
St Edward Gumbel
 Notary Public
my commission expires 4/1/89

State of Illinois }
County of Cook } ss.