

# UNOFFICIAL COPY

3669082

2/4/87

TO THEIRS

NOTE IDENTIFIED

This Indenture, WITNESSETH, That the Grantor **James M. Matkovich, a bachelor and**

**Stephanie Zajac Essary, a widow.**

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

for and in consideration of the sum of **Nine Thousand One Hundred Seventy-Five and 80/100** Dollars

in hand paid, CONVEY AND WARRANT to **R.D. McGLYNN, 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 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 Eleven (11) and Lot Twelve (12) in Block Ten (10) in Hegewisch First Addition**

**to Hegewisch, a Subdivision of part of Sections 31 and 32, Township 37 North, Range 15, East of the Third Principal Meridian.**

**P.R.E.I. 28-32-111-035 & 036 & 12**

**Property Address: 13326 S. Avenue 'M'**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois in these, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WITNES: The Grantor's **James M. Matkovich, a bachelor and Stephanie Zajac Essary, a widow**

justly indebted upon **one** retail installment contract bearing even date herewith, providing for **60** installments of principal and interest in the amount of \$ **157.93** each until paid in full, payable to

**Discount Home Remodelers, Inc. and assigned to Pioneer Bank & Trust Company.**

The Grantor 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. 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. 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 or heretofore 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 their interests may appear, which policies shall be left and remain with the said Mortgagee 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 title affecting said premises, or pay all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor 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 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 accrued 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 compliance in connection with the foreclosing proceedings, including reasonable attorneys fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decrees, 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 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 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 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 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

**Joan J. Behrendt**

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 hand and seal of the grantor this **12th** day of **September** A. D. 1987.

X **James M. Matkovich**  
X **Stephanie Zajac Essary**

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

3669082

11859  
1328  
Box No. ....

# Trust Receipt

3669082

3669082

R.D. McGLYNN, Trustee

NOV 23 AM 9 55

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company  
4000 N. North Ave.  
Chicago, Illinois 60639

Address

Promised

Delivery per 9-082

Address 3669082

Delivery duplicate Trust

Deed to

Address

Notified

S. J. ...

Property of Cook County Clerk's Office

I, The Undersigned \_\_\_\_\_  
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that James M. Matkovich, a bachelor and  
 Stephanie Zafac Essary, a widow,  
 personally known to me to be the same persons, 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  
 in their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead  
 therein under my hand and Notarial Seal, this 12th day of September, A. D. 1987.

Notary Public  
*Steph J. ...*

State of Illinois }  
 County of Cook } 55.

UNOFFICIAL COPY

111 West Washington Street  
Chicago, Illinois 60604

**UNOFFICIAL COPY**

CHICAGO TITLE AND TRUST COMPANY  
630-2168

IN DUPL.  
ADVENTIST HEALTH

3669083



ER C Call  
RELEASE DEED

F. 217 R. 12/73

THE ABOVE SPACE FOR REGISTRARS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

Stephen P. Koski and Mary Louise Koski, his wife

the heirs, legal representatives (or if a corporation, its successors) and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office (or if the property is registered, filed in the Registrar's Office) of Cook County, in the State of Illinois, as Document Number LR 23 83 85 9

to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

The north sixty (60) feet of Lot nine (9), Lot ten (except the north 87.15 feet thereof) (10) in Block eleven (11), all in Highlands, said Highlands being a subdivision of the North West quarter (¼) and the west 800 feet of the North 144 feet of the South West quarter (¼) of Section 7, Town 38 North, Range 12, East of the Third Principal Meridian.

P.I.N. 18-07-102-015 *DAOALLG*

ADDRESS: 11 SPRINGLAKE AVENUE, HINSDALE, IL.

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed,

(Date) November 19, 1987

CHICAGO TITLE AND TRUST COMPANY  
as Trustee as aforesaid,

By *[Signature]*  
Assistant Vice-President

Attest *[Signature]*  
Assistant Secretary



**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

STATE OF ILLINOIS, )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notary Seal

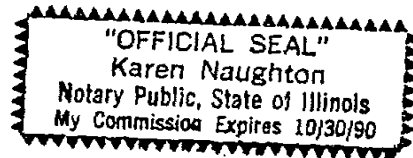
*[Signature]* 11/19/87  
Notary Public

NAME McDermott, Will & Emory  
STREET ATTN: Joan Reed  
111 W. Monroe  
CITY Chicago, Il 60603

OR

INSTRUCTIONS

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE



RECORDER'S OFFICE BOX NUMBER 533

C-20381

*[Handwritten signature]*

3669083

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

*14/18/14*

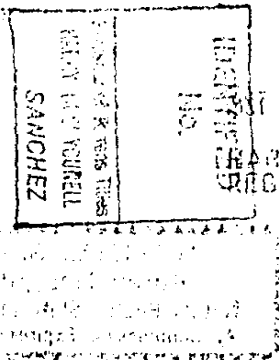
3669083  
3669083

3669083

3669083

NOV 28 11 05 AM '14

CLERK OF THE COURT  
REGISTER OF DEEDS



First Floor  
100 North La Salle Street, Suite 400  
Chicago, Illinois 60602 759-6789