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PARCEL 1:

The West 50.0 feet of the East 715.0 feet (except the South 535.0 feet) and the West 55.0 feet of the East 720.0 feet of the North 85.0 feet of the South 535.0 feet and the West 15.0 feet of the East 735.0 feet of the North 15.0 feet of the South 465.0 feet all being of that part of the North half of the Northeast quarter of Section 24, Township 42 North Range 11, East of the Third Principal Meridian, lying North of the North line of the South 226.23 feet of said North half of the Northeast quarter of Section 24 and lying South of the Southerly Line of relocated Palatine Road and lying North and West of a line described as beginning at a point on the North Line of the South 226.23 feet of the North half of the Northeast quarter of said Section 24, 1107.90 feet West of the Center Line of Milwaukee Avenue (as measured on said North Line); thence North at Right Angles to said North Line of the South 226.23 feet, 215.00 feet; thence East at Right Angles to the last described line 30.00 feet; thence North at Right Angles to the last described line 327.15 feet to the Southerly Line of relocated Palatine Road, all in Cook County, Illinois, according to Plat of Survey registered as Document Number 2522806.....

3710266

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements dated July 8, 1970 and recorded July 10, 1970 as Document No. 21206396 and filed in the Registrars Office September 23, 1970 as Document LR 2522805 and as created by Deed from Pullman Bank and Trust Company, Trust No. 71-80845 to Jerry J. Riordan, Jr. and Theresa Ann Riordan, his wife, dated September 2, 1971 and filed in Registrars Office September 30, 1971 as Document LR 2584510 for Ingress and Egress and as shown as the shaded area on the Plat of Survey dated July 22, 1970 and recorded July 22, 1970 as Document 21216875 and filed in the Office of the Registrar of Titles on September 23, 1970 as Document LR 2522806 (Except that part thereof fall in Parcel 1) in Cook County, Illinois.

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3710286

This Indenture, WITNESSETH, That the Grantor Dharmaraj M. Joseph (AKA D.M. Joseph) & Josephine Joseph, his wife

of the City of Prospect Heights County of Cook and State of Illinois

for and in consideration of the sum of Eight thousand five hundred fifteen & 80/100--- Dollars in hand paid, CONVEY AND WARRANT to 1st. Metropolitan Builders

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 Prospect Heights County of Cook and State of Illinois, to-wit: 780 Piper Lane Prospect Heights, IL

(Legal Attached) SEE SCHEDULE A.

NOTE ID

3710286

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's Dharmaraj M. Joseph (AKA D.M. Joseph) & Josephine Joseph, his wife justly indebted upon one retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 141,933 (8,515.80) each until paid in full, payable to 1st. Metropolitan Builders assignee True Value Financial Co.

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter 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 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 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 grantor 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 incumbrances 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 complainant in connection with the foreclosure hereof, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including 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 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 added 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 solicitor's fees have been paid. The grantor, for said grantor, and his 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 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 first successor in this trust, and if for the 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 11 day of April A. D. 19 88

Prepared by: Leida Trevino X D.M. JOSEPH (SEAL) 4258 N. Cicero Dharmaraj M. Joseph (SEAL) Chg, IL 60641 X Josephine Joseph (SEAL) X Josephine Joseph M. Joseph (SEAL)

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1/21/97
150
Box No. 710266

Trust deed

710266

TO

Trustee

Subscribed by _____
THIS INSTRUMENT WAS PREPARED BY:

Prepared

Trustee certificate

Address

Deliver to _____ Trust

Delivered to

Address

Notarized

PAUL J. ...
NOTARY PUBLIC
4200 N. ...
CHICAGO, ILL. 60641

186034

Property of Cook County Clerk's Office

OFFICIAL SEAL
HARRY PERLIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/8/97

Mailed to: True Value Financial Co.
4801 W. Cullom
Chicago, IL 60641

I, *Kathy Greck*
County of Cook } Illinois
personally known to me to be the same person, whose name is *are*
instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
day of *May* 19 *93*
I, *Harry Perlik*
Notary Public

Notary Public in and for said County, in the State aforesaid. Do hereby certify that *Dharmaraj M. Joseph (AKA D.M. Joseph) & Josephine Joseph, his wife*