

UNOFFICIAL COPY 04059646

This Indenture, WITNESSETH, That the Grantor
Lee Roy Dean + Ida M. (m) Dean

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Fifteen thousand three hundred and 00/00 Dollars
in hand paid, CONVEY AND WARRANT to William Schumard
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 13 in S. M. Gross and Company's Subdivision of Block 9 of
Jones Subdivision of Part of the West Half of Section 24, Township
38 North, Range 11 East of the Third Principal Meridian, in
Cook County, Illinois.

Herby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
Is Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein

Witness, The Grantor's

Lee Roy Dean + Ida M. (m) Dean

justly indebted upon
One retail installment contract bearing even date herewith, providing for 120
installments of principal and interest in the amount of \$ 227.61 each until paid in full, payable to
HCP Sales, Inc.

ASSIGNED TO

Old Republic Insured
Financial Acceptance Corp.
30233 Southfield Rd Ste 200
Southfield, MI 48076

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Grantor, warrant, and agree as follows: (1) To pay said indebtedness and the interest thereon, when due, and amounts provided, or according to any agreement extending time of payment, to the first day of June in each year, all taxes and assessments against said premises, and to demand to exist receipts therefore within sixty days after demand for damage to or in building or restoration or improvement on said premises that may have been destroyed or damaged; (2) that waste to said premises shall not be committed or suffered; (3) to keep all buildings now or at any time on said premises insured to company to be selected by the grantee, free of mortgage, and second, to the trustee before the interests may appear, which policy shall be left and remain with the said Mortgagor or Trustees until the indebtedness is fully paid; (4) to pay all premium, insurance, and the interest thereon at the rate or rates when the same shall become due and payable.

In case of any sale or transfer of any part or all of the above assessments or discharge of part or全部 of the same after the said premises or part thereof are sold by the grantee, the holder of said indebtedness may pay same or be allowed to pay such taxes and assessments or discharge of part or全部 of the same after the said premises or part thereof are sold by the grantee, the holder of said indebtedness from time to time, and all money so paid may be applied to the payment of the indebtedness, and the same will be deducted from the date of payment at seven percent per annum, shall be seven additional indebtedness, as and by

law. In case of a breach of any of the above covenants and agreements, the holder of and indebtedness, including principal and all accrued interest, shall, at the option of the legal holder, either sue for damages, become immediately due and payable, or sell or assign the same, as all of said indebtedness, held them, stated in previous items.

It is Agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereon, including reasonable attorney fees, moneys for documentary evidence, stamping and charges, cost of preparing or completing abstract showing the whole title of said premises or part of said premises, due to the grantor, and the expenses and disbursements, as caused by any suit or proceeding wherein the grantor 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 debt upon said premises, shall be taxed at rate not 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 fee, have been paid. The grantor, and his heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and income from, and premises pending such foreclosure proceedings, and agree, that upon the filing of any bill in 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 case of the death, removal or absence from out
Country 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 Receiver of said County or 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 Receiver 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 3rd day of December, A. D. 1975

Lee Roy Dean
Lee Roy Dean
Lee M. (m) Dean

(SEAL)
(SEAL)
(SEAL)

Wright Deed

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THIS INSTRUMENT WAS PREPARED BY:

TO

TRUSTEE

MAIL TO:

OLD RIVERFRONT F.A. CORP.
3023 Southfield Rd Ste 300
Southfield, MI 48076

046595676

000 10001 / 10001 / 10001
423,50 061 01 RECORDING
12/20/94 13:38:00
1000 10001 / 10001 / 10001
423,50 061 01 RECORDING
12/20/94 13:38:00

day of	12	.	3 A.D. 19	94
deemed under my hand and Notarized Seal, this					
I, GREGORY C. WRIGHT, do hereby declare and witness to the truth of the premises and					
that I have affixed my signature above me this day to prove and acknowledge that the foregoing instrument is my free and voluntary act, for the uses and purposes therein set forth, including the preparation and delivery of the said instrument.					
I further declare to the same purpose, that I am personally known to the before-mentioned					
and subscriber to the said instrument.					

I, GREGORY C. WRIGHT, do hereby declare that

I, GREGORY C. WRIGHT,

County of Illinois
State of Illinois
Date _____