

This Indenture,

WITNESSETH, That the Grantor

Lee Roy Dean + Ida Milton 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 00/100 Dollars

in hand paid, CONVEY AND WARRANT to WILLIAM SCHUMANN

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. BLOSS and Company's Subdivision of Block 9 of Jones' Subdivision of Part of the West Half of Section 29, Township 38 NORTH, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

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

WITNESSETH, The Grantors

Lee Roy Dean + Ida Milton 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

H. C. P. Sales, Inc.

Assigned to

OKI Republic Insured Financial Acceptance Corp. 30233 Southfield Rd. Ste 1100 Southfield, MI 48076

04053646

This Indenture, covenants and agrees as follows: (1) to pay said indebtedness and the interest thereon as herein provided, in accordance to any agreement extending time of payment...

In the event of failure to insure or pay taxes or assessments or discharge or pay any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time and all moneys so paid for grantor's benefit, to repay immediately without demand and the same with interest thereon from the date of payment at seven per cent per annum...

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest thereon, 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...

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

WILL BRUCE

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 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 grantor 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. 1974

Lee Roy Dean (SEAL) Ida Milton Dean (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

52350

UNOFFICIAL COPY

Box No

Trust Agreement

TO

, Trustee

THIS INSTRUMENT WAS PREPARED BY:

MAIL TO:

OLD KEYWAY J.P.A. CORP.
30233 Southfield Rd. Ste. 300
Southfield, MI 48076



Property of Cook County Clerk's Office

933653060

DEPT OF RECORDING 12/20/94 13:38:00
1844 1844 12/20/94 13:38:00
1844 1844 12/20/94 13:38:00
COOK COUNTY RECORDER

NOTARY PUBLIC
STATE OF ILLINOIS
JAMES P. ...
1111 ...
1111 ...

Shogq

12-2-94 A.D. 1994

I, *James P. ...*
Notary Public in and for said County, in the State aforesaid, do hereby certify that
personally known to me to be the same person *...* whose name *...*
instrument, appeared before me this day in person, and acknowledged that he 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.

State of Illinois }
County of Cook }