

TRUST DEED - ~~STANDARD~~ FORM (ILLINOIS)

27317926

49-40383

This Indenture, WITNESSETH, That the Grantor Levi Kensey and wife Emma Jean Kensey

of the City of Harvey County of Cook and State of Illinois

for and in consideration of the sum of FORTY two hundred three and no/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. 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 Harvey County of Cook and State of Illinois, to-wit:

Lots "C" and "D" in Marks' Resubdivision of lots 13 to 17 inclusive in Block 159 in Harvey in the South half of the South East quarter and the South East quarter of the South West quarter of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, South of Indian Boundary line, 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.

WHEREAS, The Grantor Levi Kensey and Emma Jean Kensey, his wife justly indebted upon one principal promissory note, bearing even date herewith, payable

LAKE VIEW TRUST & SAVINGS BANK

payable in 60 successive monthly installments each of 70.05 due MONTHLY on the note commencing on the 27th day of November 84, 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... (2) To pay said indebtedness, and the interest thereon... (3) To pay said indebtedness, and the interest thereon...

In the Event of failure to so 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 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, to 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 solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises... of foreclosure decree... shall be paid by the grantor... and the like expenses and disbursements, occasioned 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 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 deemed void, nor shall 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 for the trustee, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... 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 the grantor... appoint a receiver to take possession and 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 grantor, 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 grantor or his successor in trust, shall release and discharge to the party entitled, on receiving his reasonable charges.

Witness the hand... and seal... of the grantor... this 13 day of OCTOBER A. D. 19 84

Levi Kensey (SEAL)
Emma Kensey (SEAL)

State of Illinois }
County of Cook } 55.

31 OCT 84 12:45

REC'D

I, Strat R K Kuisma

a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
Levi Kensey and Emma Jean Kensey, his wife

personally known to me to be the same person(s) whose name(s) ARE subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 13
day of OCTOBER A. D. 19 84

Strat R K Kuisma
Notary Public

Property of Cook County Clerk's Office

101-3164 977213 27317926 A - REC 10.00

Box No. 146

Trust Deed

TO
GERARD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
First Metropolitan Bank

Lakeview Trust & Savings Bank
3201 N. Ashland Ave.
Chicago, Ill. 60657
312/525-2180

27317926