

This Indenture,

WITNESSETH, That the Grantor MILTON WASH & WIFE LUVENIA (J)

of the CITY of CHICAGO County of COOK and State of ILL for and in consideration of the sum of FIFTEEN THOUSAND SEVEN HUNDRED EIGHTY ONE 08/100* Dollars in hand paid, CONVEY. AND WARRANT to GERALD E. SIKORA

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 32 IN DEKKER'S SUBDIVISION OF LOT 2 IN DEJONG'S SUBDIVISION OF LOT 9 IN THE ASSESSORS DIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 10618 S. INDIANA, CHICAGO PIN# 25-15- 1A1-084-0000

DEPT-01 RECORDING \$11.00 #44449 TRAN 0067 10/02/86 09:48:00 #1107 # D * 86-451246 COOK COUNTY RECORDER

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 MILTON WASH & WIFE LUVENIA (J) justly indebted upon ONE retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 187.87 each until paid in full, payable to WILSON BUILDERS ASSIGNED TO LAKE VIEW BANK

THIS IS A JUNIOR MORTGAGE

8651246

THE GRANTOR... 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 due on each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantor 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; (4) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (5) to insure, or pay taxes or assessments, or the prior incumbrances of 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 first lien of title affecting said premises or pay off 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; (6) In the event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all unpaid 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; (7) 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, including 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 proceedings, whether a decree of sale shall have been entered or not, shall not be finally settled, 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 for said 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 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 grantee, 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 said premises to the party entitled, in receiving his reasonable charges.

Witness the hand and seal of the grantor this 23rd day of July A. D. 1986

Milton Wash (SEAL)

Luvonia Wash (SEAL)

11.00

86 451246

UNOFFICIAL COPY

Box No. 146

Trust Agreement

Walter J. Guevaller
10618 S. Dearborn

Chgo. Ill. 60637
TO

GERALD E. SIKORA, Trustee
Lake View Bank
3209 N. Dearborn
Chgo. Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:

Walter J. Guevaller
309 W. Madison
Chgo. Ill. 60607
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657
312525-2180

186034

Property of Cook County Clerk's Office

I, Guy DeMico
County of Cook
State of Illinois
MILTON WASH. & WIFE LOVENIX (J)
a 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
as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead,
Under my hand and Notarial Seal, this 23rd day of A. D. 1984
Notary Public
94215498