

This Indenture, WITNESSETH, That the Grantor Fornor Vaughn and
wife Muriel as Joint Tenants

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

for and in consideration of the sum of Four Thousand Ninety Four and 16/100 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 everything 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:

The South 32 feet of Lot 10 in Resubdivision of Lots 1 to 4
inclusive in Block 4 in Edgewood, being Hill and Geiger's
Subdivision of the North West quarter of the South West quarter
of Section 32, Township 38 North, Range 14, East of the
Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 8438 S. Justine, Chicago

PERMANENT TAX NO: 20-32-307-033

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 Fornor Vaughn and wife Muriel as Joint Tenants

justly indebted upon one retail installment contract bearing even date herewith, providing for 42
installments of principal and interest in the amount of \$ 87.48 each until paid in full, payable to
CORY CONSTRUCTION CORP. ASSIGNED TO LAKE VIEW TRUST & SAVINGS

THIS IS A JUNIOR MORTGAGE

The Grantor covenant 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 June in each year, all taxes and assessments against said premises, and to deposit 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 be 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, secondly, 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 so 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 agrees 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 above and covenants or agreements the whole of said indebtedness, including principal and all earned 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 solicitor fees, outlays for documentary evidence, stenographer's charges, cost of preparing or completing abstract showing the whole title of said premises, and drawing 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 or assignee 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 treated 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 dismissed, 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 the 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

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 above and 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 20th day of August A. D. 1984

Fornor Vaughn (SEAL)
Muriel Vaughn (SEAL)

86451254

UNOFFICIAL COPY

Box No. 144

Trust deed

George W. Woodruff
8438 S. Kedzie
Chicago, Ill. 60625

Chicago, Ill. 60625

TO

Gerald E. Sikora, Trustee
Alexander Eisenberg
Chicago, Ill. 60625

THIS INSTRUMENT WAS PREPARED BY:
CORY CONSTRUCTION CORP

6316 N. CICERO
CHICAGO, IL 60646

Alex Eisenberg
3201 N. ASHLAND AVE. CHICAGO, IL 60657
312/525-2180

11 00

DEPT-91 RECORDING \$11.00
T#4444 TRAN 0067 10/02/84 07:54:00
#1125 # D *86-451264
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

86451264

86 451264

State of Illinois }
County of Cook } 515

I, Alex Eisenberg
Notary Public in and for said County, in the State aforesaid, do hereby certify that
Former Vaughan and
wife, Muriel, as Joint Tenants
personally known to me to be the same person's, whose names
are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that the X 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
A. D. 19
Notary Public