

UNOFFICIAL COPY

2nd Mortgage

86-154287-36-50020

This Indenture, WITNESSETH, That the Grantor MORRIS ROBINSON & SARAH ROBINSON (MARRIED TO EACH OTHER - AS JOINT TENANTS)

of the CITY of CHICAGO County of COOK and State of ILLINOIS for and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED NINETY ONE & 00/100 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 699 AND THE NORTH 1/4 OF LOT 700 IN DOWNING AND PHILIPS NORMAL PARK ADDITION, A SUBDIVISION OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT THE SOUTH 1/4) FEED PERMANENT TAX NO. 20-29-227-011 ALL IN COMMON LOG NO. 7427 S. MORGAN, CHICAGO, 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. AS JOINT TENANTS

WHEREAS, The Grantor's MORRIS ROBINSON & SARAH ROBINSON (MARRIED TO EACH OTHER)

justly indebted upon ONE retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$1,189.98 each until paid in full, payable to

Modern General assigned to Lakeview Bank

THIS IS A COUNTY CLEARANCE

86-154287

The Grantor... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises... (3) to keep all buildings now or at any time on said premises insured... (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 pay the cost of such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises... (6) to pay all 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... (7) In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable... (8) It is further agreed that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure... including reasonable solicitors fees, outlays for documents, evidence, stenographer's charges, cost of procuring or completing abstracts showing the whole title of said premises... shall be paid by the grantor... and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee 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 paid for 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 dissolved, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid... (9) 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 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 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 16 day of May A. D. 1986

Morris Robinson (SEAL) Sarah Robinson (AKA Sarah P. Charles) (SEAL)

UNOFFICIAL COPY

2nd Mortgage

Box No. 149

Trust deed

QUESTIONS ABOUT TRUST DEEDS
7437 S. MORGAN
Chicago, Ill. 60621

TO

GERALD E. SIKORA, Trustee
320 N. Dearborn Street
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:
ADDRESS L. SMITH

ADDRESS GENERAL COURT

324 N. PULASKI
CHICAGO, ILL. 60641

LAKE VIEW TRUST AND SAVINGS BANK
3301 N. ASHLAND AVE., CHICAGO, ILL. 60657
312/525-2180



Property of Cook County Clerk's Office

86 454287

DEPT-03
140002 TRAN 0036 10/03/86 10:10:00
40587 B *B-434287
COOK COUNTY RECORDER

86454287

I, ANDREW L. JARVIS of the County of Cook State of Illinois,
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that SARAH ROBINSON & HOLLIS ROBINSON
 personally known to me to be the same person whose name SARAH ROBINSON
 instrument, appeared before me this day in person, and acknowledged that they 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
 (Writ under my hand and Notarial Seal, this 20th day of October, A. D. 1986
 My Commission Expires Oct. 4, 1986
Richard V. Jarvis
 Notary Public.