

This Indenture, WITNESSETH, That the Grantor

Wadsworth V. Jones and Marcia A. Jones

of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of Four thousand seven hundred and 56/100 Dollars in hand paid, CONVEY AND WARRANT to DENNIS S. KANAPA, 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 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 12 IN FISHERS AND MILLERS SECOND ADDITION TO WEST AUBURN, BEING A SUBDIVISION OF BLOCK 23 IN THE SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 38, NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 99 FEET THEREOF) IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 7734 S. ABERDEEN P.O. BOX 20-29-417-030

THIS IS A JUNIOR MORTGAGE

Hereby releasing and waiving all rights under and in violation 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 Grantors WADSWORTH V. JONES & MARCIA A. JONES HIS WIFE justly indebted upon one retail installment contract bearing even date herewith, providing for 36 installments of principal and interest in the amount of \$113.00 each until paid in full, payable to

WIEBOLDT'S HOME IMPROVEMENT DIVISION NO. 1 ASSIGNED TO LAKEVIEW BANK

The Grantors covenant and agree as follows: 1. To pay said indebtedness and the interest thereon as herein and as said notes provided, according to the 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 on demand 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 to said premises shall not be committed or suffered, 5. To keep all buildings now or at any time on said premises insured in compliance as is required by the trustee herein, who is hereby authorized to place such insurance in compliance with the trustee herein, with the first Trustee in Mortgage, and to the Trustee herein as their interests may appear, which insurance shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid, 6. To pay all prior encumbrances, and the interest thereon, at the time of times when the same shall become due and payable, 7. In the Event of failure to insure, or pay taxes or assessments, or in the event of destruction or damage to the interest therein, when due to be payable to the holder of said note, the Grantors may procure such insurance, or pay such taxes or assessments, or discharge or discharge of such taxes or assessments affecting said premises or pay all such obligations and the interest thereon from time to time, and all money so paid, the Grantors 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, 8. In the Event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness and whole 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, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms, 9. It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of the mortgagee or mortgagee with the hereinafter set forth - including reasonable solicitor fees, outlays for documentary evidence, return of property charges, cost of preparing or procuring abstract showing the whole title of said premises, and other necessary disbursements - shall be paid by the grantor, and the like expenses and disbursements pertaining to any suit or proceeding whereby the grantor or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor, 10. All such expenses and disbursements shall be an additional lien upon said premises, shall be so made and included as any decree that may be rendered in such foreclosure proceedings, which proceeds, whether a decree of sale shall have been entered or not, shall not be released, and a release thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor fees have been paid, The grantors, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, do hereby agree to the possession of and income from, and proceeds from, each and every such foreclosure proceeding, and agree that upon the filing of any bill to foreclose this Trust Fund, the court in which such suit is filed, may at once and without notice to the said grantor, or to the party claiming under said grantor, appoint a receiver to take possession of and charge of said premises and to sell the same and apply the proceeds of the sale of 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 said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor, this 15th day of November, A.D. 1984

Wadsworth V. Jones (SEAL) Marcia A. Jones (SEAL)

886-19926

UNOFFICIAL COPY

Box No. 144

Trust deed

Wadsworth & Marcia Jones
734 S. Henderson
Chicago, Ill. 60607

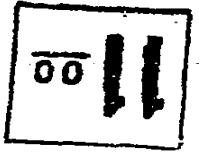
Chicago, Ill. 60607

DENNIS S. KANARA, Trustee
Alexander Bond
3201 N. Ashland Ave.
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:

Rebecca #1
939 W. Lawrence
Chicago, Ill. 60607
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657
312/525-2180

936619-98-



Property of Cook County Clerk's Office

DEPT-91 RECORDING \$11.00
TRAN 1025 12/26/86 14:42:00
#1849 # ID *86-619226
COOK COUNTY RECORDER

My Commission Expires May 31, 1991

I, Chester P. Petrusiewicz
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
WADSWORTH V. JONES AND WIFE MARCIA A. JONES
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.
Given under my hand and Notarial Seal, this
Newman D. 19
Notary Public

State of Illinois }
County of Cook }
555