

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor **Christine Phillips**,
9610 S. Parnell Chicago, Ill. 60628

86245442

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of seven thousand four hundred thirty six and 40/100 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 5 and the North $\frac{1}{2}$ feet of Lot 6 in Block 14 in O'Dell's Addition
to Euclid Park of the East $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of Section 9,
Township 31 North, Range 14, East of the Third Principal Meridian,
in Cook County, Illinois.

Commonly known as 9610 S. Parnell Chicago
PIN 125-09112-051 TP MU

DEPT 4000011100
TYPED RECORDING 11-17-84 10:00
#470 # D 1-704-445442

Herby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
IN THAT nevertheless, for the purpose of securing performance of the covenants and agreements herein

Witness, the Grantor's **Christine Phillips**

justly indebted upon **one** retail installment contract bearing even date herewith, providing for **60**
installments of principal and interest in the amount of \$ **123.94** each until paid in full, payable to

Wieboldt's Home Improvement Co., Inc.

Concrete Division #20

Assign to Lakeview Trust and Savings Bank

86245442

The Grantor covenants and agrees, at its own expense, to keep the aforesaid indebtedness and the interest thereon, interest and all valid taxes provided to account, to be an agreement extending time of payment, to pay principal, the first day of the month in each year, interest and taxes and premiums due thereon, and to demand to pay all expenses therefor, and to pay such additional amounts as may have been determined or arranged, & that it is to said premises, which may not be numbered or referred to, to keep and maintain now or at any time on said premises, all expenses to be incurred by the grantee herein, who is hereby caused to place such insurance or companies acceptable to the holder of the first mortgage indebtedness, with no cause attached, by the Grantor to the First Trustee of Mortgagors, and second, to the Trustees herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees, until the indebtedness is fully paid, & to pay all prime encumbrances, and the interest thereon, at the time of taxes when the same shall become due and payable.

In the Event of failure so to insure, or pay taxes or assessments or the interest thereon, when due, by grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax, fee or other charge affecting said premises, or pay any prime encumbrances and the interest thereon from time to time, and all money so paid, the grantor **agrees**, to repay immediately, without demand, and the same will arise at the rate from the date of payment at seven per cent, per annum, plus five and one-half additional indebtedness accrued thereon.

In the Event of a breach of any of the aforesaid covenants or agreements, the value of said indebtedness, including principal and all interest accrued thereon, at the option of the legal, or derivative, or trust holder, become immediately due and payable, and a interest thereafter from the date of such breach, at seven per cent, per annum, plus five and one-half additional indebtedness accrued thereon.

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In the Event of the death, removal or absence from said County of the grantee, or of his refusal to act, then

Thomas F. Bussey

say like cause and first successor, if, or refuse to act, the person who shall then be the acting Receiver of Deeds of the County is hereby appointed to be second successor to this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successors in trust, shall release said premises to the party entitled to receiving his reasonable charges.

Witness the hand and seal of the grantor, the **10th** day of

A.D. 1984

Christine J. Phillips

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SEAL

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86245442

Box No. 1-7

Grant Deed

UNOFFICIAL COPY

Chandler Phillips
4110 S. 16th Street
Chicago IL 60628

TO

GERALD E. SIKORA, Trustee

Holiday Park
2343 W. Belmont
Chicago IL 60657
LAKEVIEW TRUST AND SAVINGS BANK
3001 N. ASHLAND AVE. CHICAGO, IL 60657
312/525-1180

THIS INSTRUMENT WAS PREPARED BY:

M. F. MARSHALL
4143 W. Belmont
Chicago IL 60657

day of April 1987, at Chicago, Illinois.

I, MARY MARSHALL, personally known to me to be the same person whose name is printed above, do hereby certify that I am the owner of the premises described below, and that I have this day delivered to the person whose name is printed above, a quitclaim deed for the premises described below, and that he has acknowledged receipt of the same.

State of Illinois
County of Cook
} 55.