

This Indenture, WITNESSETH, That the Grantor Alma L. Foster

Property Address: 8433 S. Paulina

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

for and in consideration of the sum of Three thousand six hundred forty-four & 64/100 Dollars

in hand paid, CONVEY AND WARRANT to R.D. McGLYNN, 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 34 in Block 13 in Neuman and Harts Addition to Englewood Heights, in Section 31, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. P.R.E. #20-31-413-013 M.C

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 Alma L. Foster

justly indebted upon one real installment contract bearing even date herewith, providing for 36 installments of principal and interest in the amount of \$101.24 each until paid in full, payable

The Grantor covenants and agrees 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 on said premises, and on demand to exhibit receipts therefor (3) within sixty days after destruction or damage to rebuild or restore all building improvements on said premises which 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 to the full amount of the value thereof 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 date and payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be held and remain with the said Mortgagee or Trustee until the indebtedness is fully paid, (6) to pay all prior mortgages, 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 mortgages 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 mortgages and the interest thereon from time to time, and all moneys 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 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 said indebtedness shall then matured by express term.

It is Agreed by the Grantor that all expenses and disbursements paid or incurred in behalf of completion in connection with the mortgage hereon including reasonable solicitor's fees, outlays for supplementary evidence, topographic changes, cost of preparing or completing abstract showing the whole title of said premises and bearing 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 not be dismissed, nor a release 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 cost of suit, including solicitor's fees have been paid. The grantor for said grantor for the heirs, executors, administrators and assigns of said grantor waive all right in 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 remaining 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

Joan J. Behrendt 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 10th day of MAY A. D. 1962

Alma L. Foster (SEAL) (SEAL) (SEAL) (SEAL)

Box 22

86260142

86260142

UNOFFICIAL COPY

Box No. ....

# Trust deed

R.D. MCGLYNN, Trustee

TO

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company  
4000 W. North Ave.  
Chicago, Illinois 60639

RECORDED

86260142



RECORDED

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00  
T#0333 TRAN 478 06/25/86 10:47:00  
#1063 # \* -67-860142  
COOK COUNTY RECORDER

I, *Alma L. Foster*, Notary Public in and for said County, in the State aforesaid, do hereby certify that *Alma L. Foster*

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal, this 10th day of MAY, A.D. 19 86

*Alma L. Foster*  
Notary Public

State of Illinois }  
County of Cook } 55.

86260142