

UNOFFICIAL COPY

86357204
32-37920

This Indenture, WITNESSETH, That the Grantor **Suradet Yongsawai and Sukanya Yongsawai, his Wife**

Property Address: **4206 N. Harding**

of the City of **Chicago** County of **Cook** and State of **Illinois** **86357204**

for and in consideration of the sum of **Eight thousand three hundred seventy & no/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 33 and North 6 feet of Lot 32 in Block 17 in Subdivision of Blocks 1 through 31 both inclusive in W. B. Walker's Addition to Chicago in South West 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. P.R.E.I. #13-14-308-029 (all) TO

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 **Suradet Yongsawai and Sukanya Yongsawai, his Wife**

justly indebted upon **one** retail installment contract bearing even date herewith, providing for **60** installments of principal and interest in the amount of \$ **1,395.50** each until paid in full, payable to

THE GRANTEE 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 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 no title to said premises shall not be committed or suffered. 5. To keep all buildings now or at any time on said premises insured to companies to be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with this clause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, when policies 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 or times when the same shall become due and payable. 7. In the event of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay any other 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 with interest thereon from the date of payment at seven per cent, per annum, shall be so such additional indebtedness secured hereby. 8. In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued interest shall, at the option of the 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 in express terms. 9. 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 solicitors fees, outlays for documentary evidence, stenographer's charges, cost of preparing or completing abstract showing the whole title of said premises, including foreclosing decree, shall be paid by the grantor, and the like expenses and disbursements incurred 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. 10. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed 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 deemed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitors fees have been paid. The grantor, for said grantor, and by his 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

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 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, the **20th** day of **JUNE** A. D. 19 **86**

X **Suradet Yongsawai**
X **Sukanya Yongsawai**

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Box 22

86357204

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Box No.

Trust deed

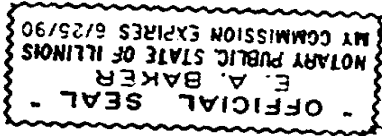
TO
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

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

DEPT-01 RECORDING \$11.00
T83333 TRAN 3712 05/15/86 11:06:00
#6267 # A * -86-357204
COOK COUNTY RECORDER

Property of Cook County Clerk's Office



I, the undersigned _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Suradet Kongsawai and
Sukanya Kongsawai, his wife
personally known to me to be the same person, whose name _____ are
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 _____ 20th _____ day of _____ JUNE A. D. 19 86
_____ Notary Public

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