

UNOFFICIAL COPY

32-38046

86381589

This Indenture, WITNESSETH, That the Grantor Juanita Ruth Jordan  
Property Address: 10446 S. Eggleston

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Fifteen thousand fifteen and 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 12 in Block 18 in Teninga Brothers and Company's Fifth Bellevue  
Addition to Roseland, being a Subdivision in the Northwest 1/4 of  
Section 16, Township 37 North, Range 14, East of the Third Principal  
Meridian, in Cook County, Illinois.  
P.R.E.I. #25-16-112-032 *MIC*

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 Juanita Ruth Jordan

justly indebted upon one retail installment contract bearing even date herewith, providing for 84  
installments of principal and interest in the amount of \$ 178.75 each until paid in full, payable to

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 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 companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be let and remain with the said Mortgagees or Trustees until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.  
IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee 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 incumbrances 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 much additional indebtedness secured hereby.  
IN THE EVENT of a breach of any of the aforesaid covenants or agreements of the grantor, including principal and all earned 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 had then matured by express terms.  
It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of or in connection with the foreclosure of said premises, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree 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 due as costs and included hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. 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 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 this 18th day of JUNE A. D. 19 86

*Juanita Ruth Jordan* (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

Box 22

86381589

2025/10/20

UNOFFICIAL COPY

Box No. ....

Trust Book

R.D. McGLYNN, Trustee

TO

THIS INSTRUMENT WAS PREPARED BY:

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

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86381241

DEPT-91 RECORDING \$11.00  
180333 TRM/7007 09/20/86 11:24:00  
81384 # 2 # 06-201507  
COOK COUNTY RECORDER



*Juanita Ruth Jordan*

My Commission Expires Sept. 10, 1988

day of JUNE A.D. 19 86

18th (turn under my hand and Notary Seal, this

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

I, *Jeanette Sherman*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Juanita Ruth Jordan

State of Illinois }  
County of Cook }

55.

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