

# UNOFFICIAL COPY

87411537

This Indenture, WITNESSETH, that the Grantor ... Inez Washington .....

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

for and in consideration of the sum of Seven thousand five hundred twenty eight & 80/100 dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA - 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:  
353 W. 101st Pl. Chicago, IL

Lot 46 in Frank Delugach Princeton Park Addition, being a Resubdivision in the Southeast Quarter of Section 9, Township 17 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN#25-09-417-002 GHO-OK

87411537

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

justly indebted upon ... one retail installment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 156.85 each until paid in full, payable to ... Insured Financial Acceptance Corp.

The GRANTOR ... covenant ... and agree ... as follows: 1) To pay said indebtedness, and the interest thereon, in full and at said dates 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 thirty days after default in payment of any part of said indebtedness, to set up and pay all taxes and assessments against said premises, and to make good payment of same, and to remit same to the holder of the first mortgage underwritten, with loss clause attached, in the first, to the First Trustee or Mortgagor, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagor or its assignee until the indebtedness is fully paid; 4) to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

In case of failure so to secure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due to the trustee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor ... 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.

In case 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 legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven percent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as of all of 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 complainant in connection with the foreclosing sale of ... including reasonable solicitors fees, penalties for documentary evidence, stenographer's charges, cost of procuring or completing a record showing the whole title of said property, advertising for sale, etc., shall be paid by the grantor ... and the same, or any portion thereof, may be paid by any person or persons holding an interest in the property, or any holder of a mortgage or deed of trust, or any other person, who may be compelled to pay such expenses and disbursements, shall be an additional debt to said grantor, shall be taxed as costs, and concluded in any decree that may be rendered in such foreclosure proceedings, such proceeding, whether decree of sale shall have been entered or not, shall not be discontinued, nor a release 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 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 to act, then

1 Grant E. Reed

and County is hereby appointed to be first successor in this trust, and if for any like cause had 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 to 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 15 day of June

A. D. 19

X / Inez Washington (SEAL)

Inez Washington (SEAL)

Jean E. Reed (SEAL)

(SEAL)

# UNOFFICIAL COPY

# Will Deed

Box No. ....

87411537

Inez Washington

TO

GERALD E. SIKORA, Trustee

INSURED FINANCIAL ACCEPTANCE CORP.

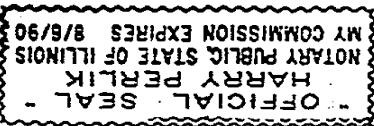
4455 WEST MONROSE AVENUE

CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

*Willie Deew*

12-25



NOTARY PUBLIC, STATE OF ILLINOIS  
HARRY PERLITZ  
OFFICIAL SEAL  
MY COMMISSION EXPIRES 8/6/90

RECORDED DEPT-91 RECORDING 312-25 T#1111 TRAN 1963 07/27/87 12:13:00  
#9936 # A \* 87-413537

COOK COUNTY RECORDER

87411537

day of July A.D. 1987

I, Harry Perlitz, Notary Public in and for said County in the State aforesaid, do hereby certify that as free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead, I, Harry Perlitz, appeared before me this day in person, and acknowledged that She, signed, sealed and delivered to said instrument personally known to me to be the same person whose name is

I, Harry Perlitz, Notary Public in and for said County in the State aforesaid, do hereby certify that a Notary Public in and for said County in the State aforesaid, do hereby certify that

State of Illinois County of Cook }  
} 55.