

This Indenture, WITNESSETH, That the Grantor
Jessie M. Conner

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Twenty Two Thousand Nine Hundred Twenty Two & 40/100 Dollars

in hand paid, CONVEY. AND WARRANT to Gerald E. Sikora, Trustee

of the City of Chicago, County of Cook, and State of Illinois
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 4224 W. Morse

in the City of Chicago, County of Cook, and State of Illinois, to-wit:
Lot 14 in Block 1 in D. S. Place's Subdivision of the East 1/2 of the
NorthWest 1/4 of the North East 1/4 of Section 15, Township 39 North,
Range 13 East of the Third Principal Meridian in Cook County, Illinois
Lot 37 (except the West 5 feet and 1/2 inch thereof) in Charles Follanchoe's S
Subdivision of Block 57 in Canal Trustee's Subdivision of Section 17,
Township 39 North, Range 14, East of the Third Principal Meridian, in
Cook County, Illinois

PIN# 16-15-201-030 AE 09 AM

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 Jessie M. Conner

justly indebted upon one retail installment contract bearing even date herewith, providing for 120
installments of principal and interest in the amount of \$ 198.40 each until paid in full, payable to

Insured Financial Acceptance Corp.

87454353

The Grantor covenant and agree 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 au-
thorized 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 left and remain with the said Mortgagee or Trustee 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 case 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 case of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, 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 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 foreclosure hereof -- 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 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 annulled, nor a release
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 waives all right to the possession or, and income from, said premises pending such foreclosure proceedings, and agrees 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 case of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

Grant E. Reed 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 24th day of June A. D. 19 87

Jessie M. Conner (SEAL)

(SEAL)
(SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

State of Illinois
County of Cook } ss.

I, Gerri Andrzejewski
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
Jessie M. Conner

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 he signed, sealed and delivered the said instrument as 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 31
day of July A. D. 1991

Gerri Andrzejewski
Notary Public

" OFFICIAL SEAL "
GERI ANDRZEJEWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/90

87454353

Property of Cook County Clerk's Office

1225

DEPT-01 RECORDING \$12.25
T#1111 TRAN 6463 08/17/87 10:26:00
#0821 # 2 * 07-454353
COOK COUNTY RECORDER

Box No.

Trust deed

Jessie M. Conner

TO
Gerald E Sikora Trustee
INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:
Michelle Kende

INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641



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