

This Indenture, WITNESSETH, That the Grantor ARIZONA MILLER, A WIDOW

of the CITY of CHICAGO County of COOK and State of ILLINOIS

for and in consideration of the sum of FOURTEEN THOUSAND EIGHT HUNDRED NINETY-NINE 000/100 Dollars

in hand paid, CONVEY AND WARRANT to DENNIS S. KANARA 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 everything 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 37 in Block 1 in BENEDETTIS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Copy of Map as 6785 S from Chicago IL
PLN 20-467 COB TP
H A O

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 ARIZONA MILLER, A WIDOW

justly indebted upon one real estate contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 177.39 each until paid in full, payable to

EXPRESS BUILDERS ASSIGNED TO LIMITED TRUST COMPANY

THIS IS A RECORDED INSTRUMENT

THE GRANTOR covenants and agrees as follows: 1. To pay said indebtedness and the interest thereon, as herein and in said note provided, 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. To pay 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 on said premises shall not be committed or suffered. 5. To keep all buildings now or at any time on said premises insured in compliance with the policy or policies herein, which is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the issue attached to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be kept 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. 7. To pay all taxes or assessments, or the price of insurance, or the price of purchase of any tax lien or title affecting said premises, and all other charges and interest at seven per cent, per annum, shall be so much additional indebtedness secured hereby. 8. To pay immediately without demand, and the same with interest thereon from the date of payment at legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date of demand, and to sign such instruments as may be required by the legal holder thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms. 9. That all expenses and disbursements paid or incurred in behalf of any third party in connection with the foreclosure of said premises, and the costs of such foreclosure, 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 a 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, and shall be paid as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether notice of sale shall have been entered or not, shall not be deemed to be a release hereof given, until all such expenses and disbursements, and the costs of suit, including witness fees have been paid. The grantor, the 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 and 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 grantor, or of the refusal or failure to act then Thomas F. Bussey 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 1st day of July, A. D. 1907

Arizona Miller

SEAL
SEAL
SEAL
SEAL

87475586

UNOFFICIAL COPY

Box No. 146

Trust Deed

Dennis S. Kanara

6725 So. Leland Chicago, IL 60621

TO

DENNIS S. KANARA, Trustee

LAKE VIEW TRUST & SAVINGS BANK

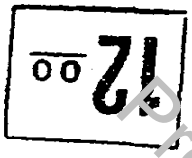
3201 N. ASHLAND AVE.

CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

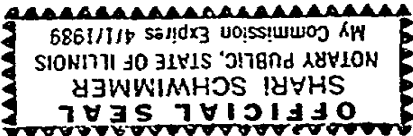
Miss Beilores Gail W. Dwyer

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
312/525-2180



-87-475955

NOTARY PUBLIC, STATE OF ILLINOIS
SHARI SCHWIMMER
11/17/1989
\$12.00



87475956

I, *Shari Schwimmer*
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that *ARIZONA MUTUAL A. WOOD*
 personally known to me to be the same person whose name *AS* subscribed to the foregoing
 instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
 as a 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 *12* day of *July*, A. D. 19 *87*
 Notary Public: *Shari Schwimmer*

State of Illinois }
County of Cook }
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