

UNOFFICIAL COPY

This instrument was prepared by Dan Griffin 2727 W. Touhey

This Indenture, WITNESSETH, That the Grantor Jonathan White and wife Penny A. White, His wife, 7611 S. Green, Chicago, Illinois, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of fifteen thousand one hundred and fifteen 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 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: The South 20 feet of Lot 37 and the North 10 feet of Lot 38 in Block 16 in the 1st Addition, a subdivision of blocks 17 to 29 and 29 to 32, of subdivision of the Southeast 1/4 of Section 29, Township 38 North, Range 14, Line East of the T.1320. Principal Meridian in Cook County, Illinois

P. & M. 20-29-115-004 JCO ACC B Known as 7611 South Green

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 Grantors Jonathan White and Penny A. White, His wife, justly indebted upon one real estate contract bearing date herewith, providing for

installments of principal and interest in the amount of \$179.88 each until paid in full, payable to Shovel Construction Co and assigned to Lakewind Trust and Savings

THIS IS A JUNIOR MORTGAGE

THE GRANTORS covenant and agree as follows: 1. To pay said mortgages and the interest thereon, when 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 upon 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 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 companies selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage hereon, with the usual fire and theft coverage, and to the Trustee herein as their interests may appear, which policies shall be kept and remain in full force and effect, payable to the first Trustee of the mortgage, and, in the event of a breach of any of the above covenants or agreements, the whole of said mortgages, 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 the date of such breach, at seven percent per annum, shall be so much additional indebtedness secured hereby. It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of said premises in connection with the foreclosure proceedings, including reasonable solicitor fees, outlays for documentary evidence, stenographer's charges, real estate brokers' commissions and all other expenses incident to the foreclosure proceedings, 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 any part of said mortgages, 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 paid as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor fees have been paid. The grantor, his heirs, assigns, administrators and assigns of said grantor waive all right to the possession of, and the use and enjoyment of, 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 grantor, or of his 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 above 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 13th day of May, A. D. 1987

Jonathan White Penny A. White

SEAL SEAL SEAL SEAL

Box No. 146

Trust Deed

Partners & Family Unit
Bill S. Green
Chgo. IL 60620

DENNIS S. KANARA, Trustee

TO

LANE VIEW FIRST & SAVINGS BANK
3201 N. ASHLAND AVE.
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

Shelley Cost.

2727 W. TARRY
CHICAGO IL 60647
LANE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, IL 60657
312/525 2480

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87-475975

Property of Cook County Clerk's Office

REPT-31 RECORDING \$12.00
INDEXING FEE \$1.00
SEARCH FEE \$1.00
COPY FEE \$1.00
TOTAL \$15.00

My Commission Expires Sept. 5, 1989

I, *Ann Deppa*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *Bill S. Green* is the owner of the property described in the foregoing instrument, appeared before me this day in person, and acknowledged that the *Bill S. Green* signed, sealed and delivered the said instrument as *Trustee* and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead when under my hand and Notarial Seal, this *18th* day of *July*, A. D. 1987.

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