

This Indenture, WITNESSETH, That the Grantor Reatha Jackson - UNMARRIED

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Nine thousand three hundred fifty eight & 2/100 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 158 in Austin's Addition to Austinville  
A Subdivision of the East 15 Acres of the  
Northwest 1/4 of the Northeast 1/4 of Section 9,  
Township 38 North, Range 13, King East of the  
Third Principal Meridian in Cook County Illinois  
Commonly known as: 5807 W. Huron, CHgo. IL.  
PIN 16-08-209-011-0m  
A.P.

87476008

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 Reatha Jackson - UNMARRIED  
justly indebted upon one real estate mortgage contract bearing even date herewith, providing for 24  
installments of principal and interest in the amount of \$ 111.53 each until paid in full, payable to  
House of Beauty Bank, assigned to Intervest Trust & Savings Bank.

**THIS IS A MORTGAGE**

THE GRANTOR covenants and agrees as follows: 1. To pay said indebtedness, and the interest thereon, hereon 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 or residue of buildings or improvements on said premises that may have been destroyed or damaged, or that waste to said premises shall not be committed or suffered; 4. To keep all buildings now or at any time on said premises insured in compliance with the policy or policies herein, which herein is authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with one clause added to the first clause of Mortgage, and, second, to the Trustee herein as their interests may appear, which clauses shall be left and remain in the said Mortgages of Trustee and the indebtedness of said part; 5. 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 of the interest therein when due to trustee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien, or the affected said premises, or all or any prior incumbrances and the interest thereon from time to time, and all moneys 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, the whole of said indebtedness, including principal and all interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of said 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 total fulfillment of the provisions of this contract, in connection with the first mortgage, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of printing or recording, and other charges, shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder, or 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 as valid and included in any decree that may be rendered in such foreclosing proceedings, which proceedings, whether a decree of foreclosure has been entered or not, shall be deemed to have been released hereof given, until all such expenses and disbursements, and the costs of suit, including solicitors fees, have been paid. The grantor shall guarantee and defend the title to the premises, and administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosing proceedings, and shall accept 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 to this Trust Deed, or to 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 aforesaid covenants and agreements are performed, the grantor or his successor in trust, shall release said premises to the party entitled, on receiving no reasonable charge.

Witness the hand and seal of the grantor, this 16th day of July, A. D. 1987

Reatha Jackson SEAL  
SEAL  
SEAL  
SEAL

UNOFFICIAL COPY

Box No. 146

# Trust Deed

*Paula Jackson*

50 2nd Street Chicago, Ill 60644

Chicago, Ill. 60644

TO

DENNIS S. KANARA, Trustee

*William Bond*

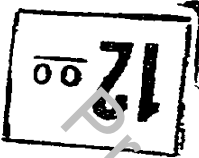
3201 N. Ashland Ave

Chicago, Ill. 60647

THIS INSTRUMENT WAS PREPARED BY:

*William Bond*  
3201 N. Ashland Ave  
Chicago, Ill. 60647

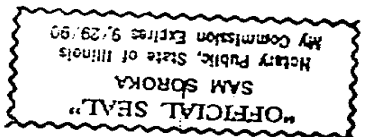
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60647  
312/525-2180



87-476008

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#1385 # 12 \* - 87 - 476008  
10:44 AM 10/02/87 19:59:00  
0007 COUNTY CLERK

87476008



I, *Sam Soroka*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *Paula Jackson, W/MARRIED* personally known to me to be the same person, whose name *15* subscribed to the foregoing instrument, 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. Given under my hand and Notarial Seal, this *87* day of *July*, A. D. 19 *87*.

Notary Public

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