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87476016

This Indenture, WITNESSETH, That the Grantor Sam J. Enns and wife Clareatha

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Twelve Thousand Five Hundred Seventy Three & 25/100
in hand paid, CONVEY, AND WARRANT to DENNIS S. KANAPA, 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 20, (except the North 12.50 feet thereof), and all of
Lot 21, in Block 7, in Burnside, Sections 2 and 3, Township
37 North, Range 18, lying east of the 3rd principal meridian,
in Cook County, Illinois, PERMANENT TAX No. 25-03-421-252 All 1/4
COMMONLY KNOWN AS: 5444 South Champlain, Chicago, Illinois

H.C.C.

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 Sam J. Enns and wife Clareatha
justly indebted upon one regular installment contract bearing even date herewith, providing for 54
installments of principal and interest in the amount of \$12,500.00, each until paid in full, payable to
MORY CONSTRUCTION CORP. ASSIGNED TO LAKE VIEW TRUST AND SAVINGS BANK.

THIS IS A JUNIOR MORTGAGE

The Grantor covenants and agrees as follows: 1. To pay said indebtedness and the interest thereon, when due, in said notes provided, or any time after the agreement extending time of payment, or to pay prior to the first day of June in each year, all taxes and assessments upon said premises and in demand to be paid thereon, or within ten days after destruction or damage to refund or restore all buildings or improvements on said premises that may have been destroyed or damaged, & that may be and premises shall not be remanaged or suffered. 2. To keep all buildings now or at any time on said premises in good repair, to be selected by the grantor, who is hereby authorized to place such insurance as he may deem necessary on the border of the first mortgage indebtedness, which may be obtained available first to the first mortgagee or Mortgagee, and second to the Trustee herein as their respective may appear, and will pay all taxes and assessments on said premises with the said Mortgagors or Mortgagess, and the indebtedness is fully paid. 3. To pay all prior indebtedness, and the costs of collection, at the same rate, when the same shall become due and payable.

In the Event of failure to insure, or pay taxes or assessments, or the prior indebtedness, or the interest therein when due, the grantee or the holder of said indebtedness, may provide such insurance, or pay such taxes or assessments, or discharge or purchase the risk of title affecting and premium thereon, all costs, expenses and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately to a trust demand, and the same will be interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness accrued hereby.

In the Event of a breach of any of the aforesaid covenants or agreements the holder of said indebtedness, including principal and interest, may foreclose by legal holder thereof, without notice, become immediately due and payable, and will interest thereon from the date of such breach, at seven per cent per annum, shall be interest by foreclosure thereof, or by suit at law, or both, the same as all of said indebtedness had then accrued from the date of such breach.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of the grantor in connection with the sale, transfer, or recording of the title to the property, including attorney fees, court fees, or costs for documentary evidence, stenographic charges, cost of preparation or copying of abstracts, writing the whole title and preparing a conveyance, recording fees, and other expenses, shall be paid by the grantor, and the like expenses and disbursements necessary for any and all proceedings in the event of any holder of the title to the property, or part of it, and indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements shall be paid in addition to the principal sum and interest, and included in any decree that may be rendered in such foreclosure proceeding, and if a holder of title shall have been dismissed, nor a release given, until all such expenses and disbursements, and the costs of suit, including attorney fees have been paid. The grantor, or his heirs, executors, administrators and assigns of his grantor, and his wife, shall be entitled to the possession of, and income from, said premises pending such foreclosure proceeding, 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 claimant 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, is hereby appointed to be first successor in this trust, and if the like cause and first successor fail or refuse to act, the person who shall then be the next the Secretary of State, 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 successors in trust, shall release said premises to the party entitled, on receiving the reasonable charges.

Witness the hand and seal of the grantor this 10th day of July, 1981.

A.D. 1981

Sam J. Enns

Clareatha Enns

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Box No. 146

Mr. & Mrs. Charles H. Epp
444 S. Cypress
Hill Rd., La Jolla, Calif.

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DENNIS S. KAHANA, Trustee

LAKEVIEW TRUST & SAVINGS BANK

2001 NO. ASHLAND AVE.
CHICAGO, ILLINOIS 60657

ALEX EISENBERG

THIS INSTRUMENT WAS PREPARED BY:

Key Connection

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

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RECORDED BY: JAMES R. GOOD
DATE: APRIL 24, 1968 REC # 6527A
TAPED BY: JAMES R. GOOD REC # 6527B

Given under my hand and Notarized Seal this
day of July A.D. 1987

personally known to me to be the same persons; whose names I declare to be the following:—
Atte: —————— Susan Steele

I, Alex E. Seneberec, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sam J., EPPs, and wife

Quantity of Cocoas
{ 55.