

This Indenture, WITNESSETH, That the Grantor Tony P. Churchill and wife Michele D.

of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of Three Thousand Four Hundred Thirteen & 38/100 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 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:

Lat. 22 (except the South 15 feet) and all of Lot 23 in Block 3 in Beverly Hills Boulevard Subdivision, being a subdivision of the North 22 acres of George A. Chambers Subdivision of the West 1/2 of the Southwest 1/4 of Section 6, Township 37 North, Range 14, lying east of the 3rd principal meridian in Cook County, Illinois

COMMONLY KNOWN AS: 9151 South Claremont, Chicago, Illinois PERMANENT TAX NO: 25-06-301-016 EBOAL W

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 Tony P. Churchill and wife Michele D.

justly indebted upon one retail installment contract bearing even date herewith, providing for 36 installments of principal and interest in the amount of \$94.93 each until paid in full, payable to

CORY CONSTRUCTION CORP. ASSIGNED TO LEVIEW TRUST AND SAVINGS

THIS IS A JUNIOR MORTGAGE

THE GRANTOR covenants and agrees 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 authorized 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 lost and remain with the said Mortgagee or Trustee as said 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 THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the trustee 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 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 accrued 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 treated 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 dismissed, 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 his heirs, executors, administrators and assigns of said grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and 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 grantee, 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 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 16th day of July A. D. 19 87

Signature of Tony P. Churchill (SEAL)
Signature of Michele D. Churchill (SEAL)
(Empty line for seal) (SEAL)
(Empty line for seal) (SEAL)

87491110

UNOFFICIAL COPY

Box No. 146

# Trust Agreement

Anthony J. Mitchell, Trustee  
8151 S. CHICAGO  
Chicago, IL 60620

TO  
DENNIS S. KANARA, Trustee  
LAKE VIEW TRUST & SAVINGS BANK  
3201 NO. ASHLAND AVE.  
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:  
Lyle Court  
6316 N. Cicero  
CHICAGO, IL 60646  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, IL 60657  
312/525-2180

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00  
1#4444 TRAN 2007 09/05/07 10:05:00  
#3742 # D \*-07-191110  
COOK COUNTY RECORDER

87491110

I, Alex Eisenberg, a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that Tony P. Churchill and  
wife, Michele D. Churchill, personally known to me to be the same persons, whose names are subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument  
as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead  
day of July 10, 2007.  
Given under my hand and Notarial Seal, this 10th day of July, 2007.  
Notary Public