

199-1116

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This Indenture, WITNESSETH, That the Grantor DOROTHY BROWN  
of Chicago County of COOK and State of ILL

for and in consideration of the sum of SIX THOUSAND FOUR HUNDRED SIXTY Dollars  
in hand paid, CONVEY. AND WARRANT to DENNIS S. KANARA, Trustee

of the CITY of CHGO 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 CHGO County of COOK and State of Illinois, to-wit:

LOT 8 AND THE SOUTH 3 FEET OF LOT 17 IN  
BLOCK 11 IN TRUST AND GUYER'S SUBDIVISION  
OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE  
NORTH 1/2 1/4 OF SECTION 11, TOWNSHIP 39 NORTH,  
RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.  
Commentary Page 639 P. Sawyer  
F.P. 10-1-14-19 BMO AD

**THIS IS A JUNIOR MORTGAGE**

Hereby releasing and waiving all rights under the laws of the State of Illinois.  
IN TRUST, nevertheless, to secure the performance of the covenants herein.

WHEREAS, The Grantor's DOROTHY BROWN & Audrey Williams  
justly indebted upon one retail installment contract bearing even date herewith, providing for 60  
installments of principal and interest in the amount of \$ 1187.27 each until paid in full, payable to

PAUL CONSTRUCTION ASSIGNED TO LAWRENCE TRUST & Savings Bank

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 left and remain with the said Mortgagees or Trustees 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.  
IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge any tax lien or purchase any tax lien or title affecting said premises or pay off prior incumbrances and the interest thereon from time to time; and all money 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 accrued interest shall, at the option of the legal holder thereof, without 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 of the mortgage herein, including reasonable solicitor fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including 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 paid for by the grantor, 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 stayed, 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, severally, all right to the possession of, and revenue 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 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 11 day of October A. D. 19 87

x Dorothy Brown (SEAL)

x Audrey Williams (SEAL)

87491116

UNOFFICIAL COPY

Box No. 146

# Trust Deed

*Barthyl Paul Alley, M. M. M.*  
*638 N. Spawyer*  
*Chicago, Ill. 60657*

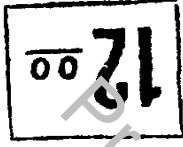
TO  
DENNIS S. KANARA, Trustee

LAKE VIEW TRUST & SAVINGS BANK  
5201 NO. ASHLAND AVE.  
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

*Paul Costello*  
*3530 W. Peterson*  
*Chicago IL 60657*  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2180

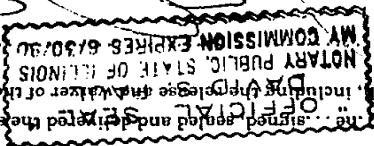
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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00  
#3748 # D \* 97-491116  
#3748 # D \* 97-491116  
COOK COUNTY RECORDER

I, *DAVID PAUL*  
*Barthyl Paul Alley, M. M. M.*  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
personally known to me to be the same person, whose name  
instrument, appeared before me this day in person, and acknowledged that he  
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
A. D. 19 *1997*  
day of *August*  
Notary Public



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