

UNOFFICIAL COPY

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This Indenture, WITNESSETH, That the Grantor Robert J. Reed, of the

(2)

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Ninety Thousand and One Hundred and Sixty Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA

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: The West 14 Feet of lot 12 of the 1st Addition to the 1st Subdivision in Britton's Subdivision in the Village of Bellwood, Illinois, Township of Section 3, Township 31 North, Range 1 East, in the County of Cook, Illinois, P. I. N. # 16-03-201-027 AKA

A.F.D.

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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 Robert J. Reed, of the above address, is justly indebted upon one retail installment contract bearing even date herewith, providing for 12 installments of principal and interest in the amount of \$ 1,000.00 each until paid in full, payable to Insured Financial Acceptance Corp.

THE GRANTOR, covenant and agree as follows: 1. To pay said indebtedness and the interest thereon as herein and in said trust 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 to demand to execute tenement over and within thirty days after destruction or damage to rebuild or repair all buildings or improvements on said premises that may have been destroyed or damaged, so that same to said premises shall not be commented or suffered; 3. to keep all buildings now or at any time on said premises insured or compensated or protected to the greatest extent, which is deemed necessary to place such insurance or compensation acceptable to the holder of the first mortgage underwritten with one hundred percent (100%) of the first mortgage and second, to the Trustee herein as their interests may appear, which policies shall be left in force until paid in full the Mortgagors of this trust until the indebtedness is fully paid; 4. to pay all prior encumbrances, and all interests therein, which may be placed on the said premises due and payable;

In the Event of failure to secure or pay taxes or assessments, or the prior encumbrances, in the interest therein when due, the trustee or the holder of said indebtedness, may procure the same, or pay such taxes or assessments, or discharge or purchase the same, or the effecting said premises, or any other encumbrances and the interest therein from time to time, and all money so paid the grantor agrees to repay immediately, without demand and the same will interest the same from the date of payment at seven per cent, per annum, shall be so much additional indebtedness accrued herein.

In the Event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal, and all interest accrued shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and is to interest therein 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 claimant in connection with the foreclosures, and/or the holding reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of preparing or compiling abstract showing the whole title of said premises or extracting foreclosures decree, shall be paid by the grantor, and the like expenses and disbursements necessary to set out or proceed in relation to the grantee of 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, non up front premium, to be paid as soon as possible, and to release to any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of execution, sale, etc., has not been, nor can be, made, or a release thereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid, and the same shall be paid by the grantor, and to the heirs, executors, administrators and assigns of said grantor. The right to the possession of and income from said premises, pending suit, foreclosure proceedings, and the right that the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, that of issue and a writ of entry to the said grantor, or to any party claiming under said grantor, appointed 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, that

T. Grant E. Reed
any like cause and 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 first successor to 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, or receiving the reasonable charges.

Witness the hand and seal of the grantor this

day of

A. D. 19

Robert J. Reed
662

SEAL

SEAL

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SEAL

UNOFFICIAL COPY

Trust Deed

Box No.

Nease Meade

Carole T. Meade

TO

GERALD E. SIKORA, Trustee

INSURED FINANCIAL ACCEPTANCE CORP.

4455 WEST MORTHOSE AVENUE

THIS INSTRUMENT WAS PREPARED BY:

Kathleen Kellum Meade

-87-506325

INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MORTHOSE AVENUE
CHICAGO, ILLINOIS 60641

DEPT-01 140003 TRAM 8390 09/16/87 10:40:00
445570 4 C * -87-506325
COOK COUNTY RECORDER
412.25

Nease Meade

day of June, A.D. 1987

1987

County under my hand and Notarial Seal, this

I, MATILIA MOSES, MAELE AND AROLE T. MOORE, His wife, personally known to me to be the same person, whose name is AROLE, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, delivered and delivered the said instrument

a Notary Public in and for said County, in the State of Wisconsin. I do hereby certify that

I, MATILIA MOSES, MAELE AND AROLE T. MOORE, His wife,

State of Illinois }
County of Cook }
} 515.