

This Indenture, WITNESSETH, That the Grantor .. Albert Newble Jr. & ..

Ordith Hall Newble, His WIFE 87510272

of the .. City .. of .. Chicago .. County of .. Cook .. and State of .. Illinois ..

for and in consideration of the sum of .. One Thousand, Nine Hundred, Seventy-Eight, & 56/100 .. 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:

Lot 19 in Walter F. Drays Subdivision of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 38 North, Range 14, Lying east of the Third Principal Meridian in Cook County, Illinois. Permanent Tax No. 20-22-401-010 TP HGO Document No. 20753389. Property commonly known as: 6735 S. Champlain, Chicago, IL 60637.

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.

WITNESAS, The Grantors .. Albert Newble Jr. and Ordith Hall Newble, His WIFE

justly indebted upon .. one .. one retail installment contract bearing even date herewith, providing for .. 24 .. installments of principal and interest in the amount of \$.. 82.44 .. each until paid in full, payable to

Lake View Bank 3201 N. Ashland Ave. Chicago, IL 60657

ASSIGNED FROM SAWT CO. P/B/A. BOLABATTS

The Grantors .. covenant and agree .. 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 Mortgagee or Trustee 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 to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee 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 thereon from time to time, and all money so paid, the grantor .. agree .. 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 earned 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 as hereinafter provided, the same as if all of said indebtedness had then matured by express terms. All such expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof -- including reasonable solicitor's fees, valuers for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, enforcing 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 taxed 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 thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor .. for said grantee .. and of the heirs, executors, administrators and assigns of said grantor .. waive .. all right to the possession of, and income 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 and 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 hands, and seals, of the grantor s this .. 12th .. day of .. July .. A. D. 19 87

X Ordith Hall Newble (SEAL)

X Albert Newble (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

87510272

UNOFFICIAL COPY

Box No. 146

Trust Deed

DAVID M. HALL & ALBERT NEWBLE
6335 S CHANDLER
CHICAGO, ILL. 60637
TO

DENNIS S. KANARA, Trustee

LAKE VIEW TRUST & SAVINGS BANK
3201 N. ASHLAND AVE.
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

First Co. Title Guarantors
1881 N. Ashland

CHGO FL 60614
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, ILL. 60657
312/526-2180

12.00

Property of Cook County Clerk's Office 87510272

DEPT -01 RECORDING \$12.00
TR#4444 TRAN 2254 09/17/87 15:49:00
#7605 # D * -87-510272
COOK COUNTY RECORDER

"OFFICIAL SEAL"
R. DAVID FELD
Notary Public, State of Illinois
My Commission Expires 6/23/91

I, R. David Feld, Notary Public in and for said County, in the State aforesaid, do hereby certify that Albert Newble, Jr. and
Orlith Hall Newble, His Wife
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 he assigned, 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
Twelve day of July, A. D. 1987.
Notary Public
22201528