

UNOFFICIAL COPY

32-41252 CK

This Indenture, WITNESSETH, That the Grantor **John L. Willis and Christine Willis,**
his wife **87525275**

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Six Thousand Nine Hundred Sixteen and 80/100 Dollars
in hand paid, CONVEY AND WARRANT to R.D. McGLYNN, 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 4 and the Southeasterly 1/2 of Lot 3 in Katherine Hansen's Addition
to Chicago in the Southwest 1/4 of Section 5, Township 40 North, Range
14, lying east of the Third Principal Meridian in Cook County, Illinois.
P.R.E.I. #14-05-311-042 *ALL EMO M.*
Property Address: 5824 N. Ridge

87525275

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 **John L. Willis and Christine Willis, his wife**
justly indebted upon **one** real estate contract bearing even date herewith, providing for **60**
installments of principal and interest in the amount of \$ **11,728** each until paid in full, payable to
Consumers Heating and Air Conditioning Co., Inc. and assigned to
Pioneer Bank & Trust Company.

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, assessments, rates and charges, and all demand to exhibit receipts therefor within sixty days after destruction or damage to or rebuild or restore or building or improvements on said premises that have been destroyed or damaged; 3. That waste to said premises shall not be committed or suffered; 4. 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; 5. 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 any all 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 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 thereon, 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 solicitor's fees, outlays for documentary evidence, stenographic charges, cost of preparing or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the grantor and the like expense 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 rank 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 dissolved, nor a release hereof given, until all such expenses and disbursements, and the cost of suit, including solicitor's fees have been paid. The Grantor, for said grantor and for 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 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

JOAN D. BEHRNDT

of said County is hereby appointed to be first successor in this trust, and if for 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 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 2nd day of September A. D. 19 87

x John L. Willis (SEAL)
x Christine Willis (SEAL)
(SEAL)
(SEAL)

Box 22

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Box No.

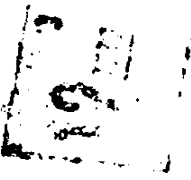
Trust Deed

TO

R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4000 W. North Ave.
Chicago, Illinois 60639



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Property of Cook County Clerk's Office

DEPT-01 \$12.00
T#0003 TRAN 9223 09/25/87 12:38:00
#7898 + C *-87-525275
COOK COUNTY RECORDER

... given under my hand and Notarial Seal, this 2nd day of September, 1987.
I, the Notary Public, appeared before me this day in person, and acknowledged that the Y, signed, sealed and delivered the said instrument personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, including the release and waiver of the right of homestead.

Notary Public
Marta A. de Blance

I, John L. Willis and Christa ...
Marta A. de Blance
State of Illinois }
County of Cook }
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