

This Indenture, WITNESSETH, That the Grantor Rosa L. Jordan and Bernice H. Willes Jimerson

of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of Eleven Thousand Six Hundred Thirty Five & 68/100 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: The West 1/2 of Lot 12 and all of Lot 13 in the Resubdivision of Block 5 in George C. Campbell's Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

Permanent Real Estate Index Number: 16-09-204-025 ALL

Commonly known as: 4818 W. Superior, Chicago, Illinois.

THIS IS A PROPERTY DOCUMENT

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois in this Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein

WHEREAS, The Grantors Rosa L. Jordan and Bernice H. Willes Jimerson

justly indebted upon one retail installment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 242.41 each until paid in full, payable to

Chicago Lumber and Construction assigned to Lakeview Trust and Savings Bank.

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The Grantor 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 standing 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 on 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 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 (7) to pay the full amount of all taxes and assessments, and 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 (8) 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 (9) If an Assessor by the grantor that all expenses and disbursements paid or incurred in behalf of compliance in connection with the foregoing terms, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosing decree as such, may be a party, shall also be paid by the grantor (10) All such expenses and disbursements shall be an additional lien upon said premises, shall be paid 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 annulled, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid (11) 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 and charge of said premises with power to collect the rents, issues and profits of the said premises

In his stead 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 grantor 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 11th day of August A. D. 19 87

Rosa L. Jordan (SEAL)

Bernice H. Willes Jimerson (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Box No. 144

# Trust deed

*Rosa Jordan / Bernice Williams*  
*4818 W. Superior*  
*Chicago, IL 60634*

TO  
DENNIS S. KANARA, Trustee

LAKE VIEW TRUST & SAVINGS BANK  
3201 NO. ASHLAND AVE.  
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

*Algo Kumbler*

*2344 D. Green*  
*CHgo IL 60634*  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, ILLINOIS 60657  
312/525-2180

12<sup>00</sup>

Property of Cook County Clerk's Office

87-568046

DEPT-01 RECORDING \$12.00  
1#444 TRAN 0004 10/21/87 10:23:00  
#0046 # D \* 87-568046  
COOK COUNTY RECORDER

" OFFICIAL SEAL "  
DEBRA J. EGAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/17/91

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I, *DEBRA J EGAN*,  
Notary Public in and for said County, in the State aforesaid, do hereby certify that *ROSA L JORDAN AND*  
*BERNICE WILLIAMS* personally known to me to be the same persons, whose name *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 *or* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
(Witness under my hand and Notarial Seal, this *August* day of *11th* A. D. 19 *87*.)