

# UNOFFICIAL COPY

S7630393

This Indenture, WITNESSETH, That the Grantor Edward Mokhattas & Mariam Mokhattas  
his wife(J)

of the Village of Hoffman Estates, Cook, and State of Illinois, \$100  
for and in consideration of the sum of Thirteen thousand five hundred thirty three & 24 Dollars  
in hand paid, CONVEY AND WARRANT to Gerald E. Sikora, 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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated  
in the Village of Hoffman Estates, Cook, and State of Illinois, to-wit:  
165 Des Plaines Lane, Hoffman Estates, IL  
Lot 8 in Block 55 in Hoffman Estates IV, being a Resubdivision of that  
part of the Southwest 1/4 of Section 15, Township 41 North, Range 10,  
EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE PLAT THEREOF  
(DIN# 07-15-314-007) FBO

DATED APRIL 5, 1967 AB DOCUMENT NUMBER 16870307 IN THE  
OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY,  
ILLINOIS.

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, Edward Mokhattas & Mariam Mokhattas, his wife (J),  
justly indebted upon one retail installment contract bearing even date herewith, providing for 84  
installments of principal and interest in the amount of \$ 161.11 each until paid in full, payable to  
1st. Metropolitan Builders assigned to:  
Insured Financial Acceptance Corp.

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The Grantor...covenant...and agree...as follows: (1) To pay said indebtedness, and the interest thereon, before 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 no demand to exhibit receipts therefor, 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, so that same be said premises shall not be remitted or suffered; (3) to keep all buildings now or at any time on said premises, and all improvements on and appurtenant thereto, in good condition and repair, and to place such insurance as may be appropriate to the kind of the class of property, and to pay all premiums thereon, to the Trustee, and to make payment of such premium, which shall be held and remain with the said Mortgagor or Trustee, until the indebtedness is fully paid, to pay all premiums thereon, and the interest thereon, at the time or times when the same shall become due and payable.

In case of failure to so insure, or pay such taxes or assessments, or the prior nonpayment of 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 bill or title affecting said premises in full, prior to maturity 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 no much additional indebtedness incurred hereby.

In case 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 accrued 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 foreclosed or repossessed - including reasonable solicitors fees, notary for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said property, valuation fees, attorney fees, - shall be paid by the grantor...and the like expenses and disbursements, incurred by any suit or proceeding where the grantor or his assignee or any party 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 loss upon said premises, shall be paid as costs and included in any decree that may be rendered in such foreclosure proceedings, whether decree of sale shall have been entered or not, shall be recovered, and a release thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fee have been paid. The grantor...and his assignee, and for the heirs, executors, administrators and personal representatives, all right to the possession of, and income from, said premises pending such foreclosure proceedings, and grants...that upon the filing of any bill of foreclosure in Trust Court, the court in which such bill is filed, may at once and without notice to the said grantee...or to any party of suit, or his 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 case of the death, removal or absence from said Cook, County of the grantee, or of his refusal or failure to act, then  
Grant E. Reed, 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 recovering his  
reasonable charges.

Witness the hand...and seal...of the grantor...this 22nd day of Sept. A.D. 19 67

X Edward Mokhattas  
X Mariam Mokhattas

(SEAL)

(SEAL)

(SEAL)

(SEAL)

# UNOFFICIAL COPY

State of Illinois  
County of Cook

I, Geri Andrzejewski

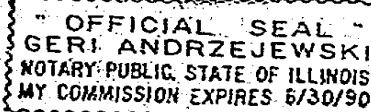
a Notary Public in and for said County, in the State aforesaid, Do hereby certify that  
Edward Mokhattas & Mariam Mokhattas, his wife (J.)

personally known to me to be the same persons whose names are  
hereunto subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that they signed, 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.

Given under my hand and Notarial Seal, this  
day of November A.D. 1987

11/25/87

Geri Andrzejewski  
Notary Public



NOV-25-87 453664 87630393-A - Rec

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Trust Deed

Box No. 87630393

Edward Mokhattas &  
Mariam Mokhattas

TO

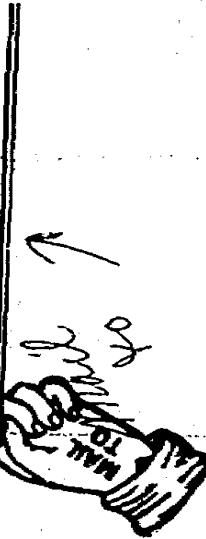
Gerald E. Sikora, Trustee

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

THIS INSTRUMENT WAS PREPARED BY:

Jeanne S. Johnson

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



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