

THIS IS A JUDICIAL DOCUMENT

87631407

This Indenture, WITNESSETH, That the Grantor

Patrick E. Thompson  
JANICE E. Thompson, His wife

of the City of Chicago, County of Cook, and State of Illinois  
for and in consideration of the sum of Six Thousand Seven Hundred Sixty 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 23 in Block 6 in Walden Addition To Washington Heights,  
a resubdivision of Blocks 6, 7, 8 and 12 in Dore's Subdivision  
of the West 1/2 of The Northeast 1/2 of Section 7, Township  
37 North, Range 14, East of The Third Principal  
Meridian, Cook County, Illinois

Commonly Known As: 9609 S. Longwood

PERMANENT TAX NO: 25-07-209-002 A E O 6

Hereby releasing and waiving all rights under and benefit 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 Grantors Patrick E. Thompson & Janice E. Thompson, His wife

justly indebted upon one retail installment contract bearing even date herewith, providing for 36  
installments of principal and interest in the amount of \$ 186.00 each until paid in full, payable to

AARAL Heating Service And Supplies Inc. ASS 16. NED  
TO LARVIEW 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 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, with loss clause attached payable to the first Trustee or Mortgagee, and 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 Mortgagees or Trustees 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 so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor 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 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 or suit, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree 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 stayed, nor a release hereof given, until all such expenses and disbursements, and the costs 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

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 hand and seal of the grantor this 24 day of October, A. D. 1987

Patrick E. Thompson (SEAL)

Janice E. Thompson (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Box No. 116

# Trust Deed

*Arthur & Jolie Thompson*

909 S. Larkwood Dr. Chicago, IL

TO

DENNIS S. KANARA, Trustee  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE.  
CHICAGO, IL 60657

Chicago, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

*Mr. B. H. H. H.*

*8518 S. Ashland*

*CHICAGO ILL 60620*

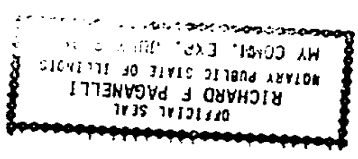
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2180



-57-631407

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00  
#4444 TRAN 1086 11/25/87 15:28:00  
#4440 # D \* -87-631407  
COOK COUNTY RECORDER



I, *Richard F. Paganelli*  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
*Arthur & Jolie Thompson, His Wife*  
personally known to me to be the same person <sup>5</sup> whose name  
instrument, appeared before me this day in person, and acknowledged that <sup>6</sup> they signed, sealed and delivered the said instrument  
as <sup>7</sup> 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 *October* day of *October*, A. D. 19*87*  
*Richard F. Paganelli*  
Notary Public

State of Illinois }  
County of Cook }  
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