

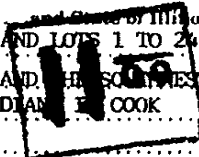
This Indenture, WITNESSETH, That the Grantor JOHNNY LEE COLEMAN AND JESSIE L. COLEMAN

of the CITY of CHICAGO County of COOK and State of ILLINOIS
for and in consideration of the sum of SEVENTEEN THOUSAND ONE HUNDRED SIX AND 60/100s 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 State of Illinois, to-wit:
LOT 35 IN BLOCK 4 IN DAVID GOWDY'S RESUBDIVISION OF LOTS 25 TO 48 IN BLOCK 3 AND LOTS 1 TO 24
in BLOCK 4 IN GALE AND WELCH'S RESUBDIVISION OF THE SOUTHEAST 1/2 OF SECTION 31 AND THE SOUTHWEST
1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN COOK

COUNTY ILLINOIS
P.I.N. 13-32-311-024
COMMONLY KNOWN AS 1742 N. MOODY, CHICAGO ILLINOIS
P.I.N. 1



FEO R

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 JOHNNY LEE COLEMAN AND JESSIE L. COLEMAN
justly indebted upon ONE retail installment contract bearing even date herewith, providing for 84
installments of principal and interest in the amount of \$ 20,000.00 each until paid in full, payable to
STEVCO CONSTRUCTION COMPANY AND ASSIGNED TO LAKE VIEW BANK

THIS IS A JUNIOR MORTGAGE

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 within 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; (7) to insure, or pay taxes or assessments, 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 foregoing 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; (9) 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 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 - 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; (10) 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 deemed, 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 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 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 abovesaid 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 29th day of November A. D. 1980

THIS DOCUMENT PREPARED BY:
ALLEN M. ROSEN
2446 N. MILWAUKEE
CHICAGO, ILLINOIS 60647

John Lee Coleman (SEAL)
Jessie L. Coleman (SEAL)

7035945-12-

87035945

UNOFFICIAL COPY

Box No. 146

Trust Agreement

Jimmy & Joanne Coleman
943 N. Wood
Chicago, Illinois 60614

TO
DENNIS S. KANARA, Trustee
Suburban Bank
3301 D. Island
Chicago, Illinois

THIS INSTRUMENT WAS PREPARED BY:

Steward
3446 D. Milwaukee
Chicago, Illinois 60647
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, ILL. 60657
312/525-2180



87-035945

DEPT-01 RECORDING \$11.00
TRAN 0366 01/20/87 11:40:00
#8951 # D * 87-035945
COOK COUNTY RECORDER

87035945

Property of Cook County Clerk's Office

I, ALIEN M. ROSEN
County of Cook
State of Illinois } ss.
a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHNNY LEE COLPMAN ANDRESSIE L. COLPMAN
personally known to me to be the same person whose name
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Writ under my hand and Notarial Seal, this 18th day of November 1987.
Notary Public